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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

$23,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 1977.

_____ Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerry L. Simpson (NAME)	Community Mortgage, Corp. (NAME)	5DU 41224
171 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	8100 S.W. 81st Drive, Suite #2220 (STREET ADDRESS)	Map 162-6
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33143 (CITY) (STATE) (ZIP)	Parcel 22

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dennis P. Milnar et ux Constance J. Milnar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Simpson et ux Linda G. Simpson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 10 on the Plan of Tusculum Circle, Section 1, as of record in Book 3842, Page 150, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Dennis P. Milnar et ux Constance J. Milnar by deed from Eli C. Baldwin, Jr. et ux Marilyn J. Baldwin of record in Book 4757, Page 406, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a 10 foot public utilities easement, 5 foot drainage easement, 5 foot by 25 foot anchor easement, 20 foot sewer easement and a 30 foot minimum building setback line all of record in Book 3842, Page 150, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions and easements found of record in Book 4176, Page 284, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 171 Tusculum Road, Nashville, Tennessee 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 10th day of January, 19 77

Dennis P. Milnar

Constance J. Milnar

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis P. Milnar et ux Constance J. Milnar

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January 19 77

Commission expires 3-17-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

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WARRANTY DEED

FROM
Dennis P. Milnar et ux
Constance J. Milnar

TO
Jerry L. Simpson et ux
Linda G. Simpson

.....File Box #12.....

REFERENCE

JAN 13 10 37 AM '77

COMP 23.500.00
STAX 61.10
FEE .50
DEED 4.0 * 65.60