Re-Record

D 86810

BOOK 5109 PAGE 111

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 77.

Notary Public

MY COMMISSION EXPIRES: 4-2-78

(AFFIX SEAL)

IDENTIF. REFERENCE

JAN 26 12 06 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

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THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr. Attorney, 3300 Hillsboro Road, Nashville, Tn. 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph J. Simpkins, et ux (NAME)	Tharpe & Brooks (NAME)	MAP 162-3
4989 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street N.E. (STREET ADDRESS)	PARCEL 399
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30308 (CITY) (STATE) (ZIP)	5DU-53241

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, I MARBUT GLENN GASTON, JR., TRUSTEE, with full power to mortgage, sell, encumber, restrict and / or convey without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH J. SIMPKINS and wife, LINDA S. SIMPKINS

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. 209 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for Davidson County , Tennessee.

SAID LOT NO. 209 fronts 57.0 feet along the westerly margin of Algonquin Trail and extends back between lines measuring 145.5 feet on the northerly line and 142.4 feet on the southerly line to a broken line in the rear on which it has a total measurement of 66.20 feet.

BEING PART OF THE SAME porperty conveyed to Marbut Glenn Gaston, Jr., Trustee, with full powers by deed from Ervin Entrekin, Trustee, with full powers of record in Book 5059, page 214, Register's Office for Davidson County, Tennessee.

SUBJECT TO restrictive covenants of record in Book 4882, page 842, to the limitations that appear on the plan of record in Book 4675, page 143 (both in the Register's Office for said County), and to 1977 taxes which have been prorated this date and are assumed in full by the Grantees.

This is improved (XX) unimproved ( ) property, known as 4989 Algonquin Trail, Antioch, Tennessee 37013
(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 my hand this 14th day of January, 19 77

Marbut Glenn Gaston, Jr., Trustee

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 Marbut Glenn Gaston, Jr., Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of January 19 77

Commission expires 4-27-1977

Ruth Randolph
Notary Public

RUTH RANDOLPH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM MARBUT GLENN GASTON, JR., TRUSTEE

TO RALPH J. SIMPKINS, and wife, LINDA S. SIMPKINS

D 8 6 7 0 8

IDENTIF. REFERENCE

JAN 26 10 06 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN26	CONV	30,250.00				
JAN26	S'TAX		B*	78.52		
JAN26	PR'FEE		B*	.50		
JAN26	W'DEED		B*	4.00	*	83.02
JAN26	MISC		B*	4.00	*	4.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.