BOOK 5144 PAGE 476

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy C. Petty, Jr. (NAME)	Simmons Mortgage Corp (NAME)	152.1
432 Clearwater Dr. (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Rd. N.E. (STREET ADDRESS)	180
Nash Tenn (CITY) (P. O. ZONE) (STATE)	Atlanta 30328 Ga. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

---

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by instruments of record in Book 4782, page 867 and re-recorded in Book 4789, page 523, and Book 4889, page 548, Register's Office for Davidson County, Tennessee.

We, Don Simmons and wife, Judy Simmons

have this day bargained and sold, and do hereby transfer and convey unto the said

Roy C. Petty, Jr. and wife, Doris W. Petty, their

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 773 on the Plan of Section 16, Edge-O-Lake Estates, of record in Book 4175, page 157, Register's Office for said County.

Said Lot No. 773 fronts 85.0 feet on the southeasterly margin of Clearwater Drive and extends back 141.36 feet on the southwesterly line and 127.74 feet on the northeasterly line, to a dead line in the rear, measuring 74.50 feet thereon.

Being the same property conveyed to Don Simmons and wife, Judy Simmons by deed from Vance Reed Littlefield and wife, Jean Beatty Littlefield of record in Book 4886, page 453, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 3rd day of May 1977

Affiant

My commission expires: 7-30-78

(Affix Seal)

Notary Public

This is unimproved ( ) improved (✓) property, known as 432 Clearwater Dr. (House Number) (Street) Nash P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Roy C. Petty, Jr. and wife, Doris W. Petty, their ~~successors~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Roy C. Petty, Jr. and wife, Doris W. Petty, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* May, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Sandon
Stahlman Building, Nashville, Tennessee

✓ Don Simmons
✓ Judy Simmons

BOOK 5144 PAGE 477

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William D Burks, *a Notary Public in and for said County and State,* Don Simmons and wife, Judy Simmons *the within named bargainorS, 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* 5th *day of* May, *19* 77.

WILLIAM D. BURKS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

William D Burks *Notary Public*

Commission expires 6-10 78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

MAY-67	CONV	37,399.58			
MAY-67	S'TAX		B*	97.24	
MAY-67	PR'FEE		B*	.50	
MAY-67	M'DEED		B*	4.00	* 101.74

WARRANTY DEED

FROM

DON SIMMONS, ET UX

TO

E 0 2 4 3 9

IDENTIFICATION REFERENCE

MAY 6 11 22 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238