This instrument prepared by Rodger B. Kesley, 20th Floor, L & C Tower, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5145 PAGE 525

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Guerry Simmons, et ux, Suzanne Simmons (NAME)	Lomas & Nettleton Company (NAME)	16DA 06370
1022 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 118 9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA. (CITY) (ZONE) (STATE)	Par 80

For and in Consideration of the sum of Thirty-Five Thousand Five Hundred ($35,500.00) no/100---------- *DOLLARS*

MAY 10 77	CONV	35,500.00			
MAY 10 77	S'TAX		B*	92.30	
MAY 10 77	PR'FEE		B*	.50	
MAY 10 77	W'DEED		B*	6.00	* 98.80

I, Rodger B. Kesley *have bargained and sold, and by these presents do transfer and convey unto the said* Samuel Guerry Simmons, et ux Suzanne Simmons ---------- their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee in the 7th, formerly the 11th, Civil District of said County, more particularly described as follows:

BEING Lot No. 47 on the Map of Leonte Subdivision, not of record, and described according to a survey made by W. B. Southgate, December, 1936, and March 1938, as follows:

BEGINNING at a point in the North margin of Draughon Avenue 520 feet west of the westerly margin of Lealand Lane, formerly 10th Avenue South, at the corner of Lots 46 and 47; thence with the line between said Lots, northerly 189 feet 6 inches to the corner of said Lots and of Lots 36 and 37; thence with the line between said Lots Nos. 36 and 47, westerly 100 feet to the corner of Lots 35, 36, 47 and 48; thence with the line between Lots 47 and 48, southerly 191 feet 6 inches to the corner of Draughon Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

BEING the same property conveyed to Rodger B. Kesley, unmarried by deed from Bobby R. Curfman and wife Mary Curfman of record in Book 4816 page 874, Register's Office of Davidson County, Tennessee and conveyed to Rodger B. Kesley by Quitclaim Deed of Elizabeth Sparks Walker Kesley of record in Book 4979, page 833 of the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,500.00

Affiant

Subscribed and sworn to before me, this the 10th day of May, 1977

My commission expires: *

(Affix Seal)

Notary Public

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THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Murphree Mortgage Company of record in Book 4398, page 456, Register's Office for said County, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

E02917

IDENTIF. REFERENCE

MAY 10 11 44 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1022 Draughon Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel Guerry Simmons, et ux Suzanne Simmons their *heirs and assigns, forever.*

And I *do covenant with the said* Samuel Guerry Simmons, et ux Suzanne Simmons *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Rodger B. Kesley *do further covenant and bind* Samuel Guerry Simmons, et ux Suzanne Simmons, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Samuel Guerry Simmons, et ux Suzanne Simmons, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *day of* May, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rodger B. Kesley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marcia R Nokes, a Notary Public in and for said County and State, the within named Rodger B. Kelley

the bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of May, 1977.

Marcia R Nokes, Notary Public.

Commission Expires 11-15-80

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....