FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,203

Jesse Lee Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 77

Notary Public

MY COMMISSION EXPIRES: 10 Dec 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.B. Downey, Jr, Attorney, Rt 9 Royal Oaks Blvd, Franklin, Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Lee Simmons (NAME)	New Owner (NAME)	162 - 5
283 Delvin Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 277
Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Gary Alan Morris and wife Rebecca Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Lee Simmons and wife Dorthy J. Simmons

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 29 on the plan of Tusculum Gardens, of record in Book 4660, page 35, Register's Office for Davidson County, Tennessee to which reference is made for a more detailed description.

This conveyance is made subject to the following:
1. 1977 Metro-Nashville Davidson County taxes.
2. Ten ft public utilities and drainage easement, anchor easement, 30 ft building setback line from Delvin Drive, and conditions of owners certificate as shown on plan of record in Book 4660, page 35, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 4709, page 48, Register's Office for Davidson County, Tennessee.
4. Survey made by Michael V. Holman, Feb. 3, 1975, shows fence encroachment along southeasterly line of premises.

Being the same property conveyed to Grantor by deed from Administrator of Veterans' Affairs, recorded in Book 5024, page 199, of the Register's Office for Davidson County, Tennessee.

Grantors herein transfer the escrow account, established in connection with loan on this property, to Grantees herein, at no additional cost.

This conveyance is subject to an indebtedness in the original principal sum of $36,500.00 payable $293.69 monthly for 30 years, evidenced by a Deed of Trust note dated May 4, 1977 and secured by a Deed of Trust dated May 4, 1977.

This is {unimproved / Improved} property, known as 283 Delvin Dr. Nashville Tn 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 this 6th day of June, 1977

× Gary Alan Morris

× Rebecca Morris

PREP BY JBP

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. B. DOWNEY, JR, a Notary Public in and for said County and State, the within named GARY ALAN MORRIS & Rebecca Morris

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 DAVIDSON, Tennessee, this 6th day of June, 19 77

Commission expires 10/31/77

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 (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

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WARRANTY DEED

FROM

GARY ALAN MORRIS ET UX

TO

JESSE LEE SIMMONS ET UX

IDENTIFICATION REFERENCE

JUN 7 12 28 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-77	CONV	39,200.00			
JUN-77	S'TAX		B*	101.92	
JUN-77	PAFEE		B*	.50	
JUN-77	W'DEED		B*	4.00	* 106.42