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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 $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 77

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EARL THOMPSON, ATTORNEY, 14th Floor, Nashville Trust Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia D. Simpson & Franklin D. Simpson (NAME)	Same (NAME)	27-13-8
1221 Apache Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Madison Tenn. (CITY) (STATE) (ZIP)	

mail to

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, E. R. Phillips and Gladys Phillips,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia D. Simpson, & Husband Franklin D. Simpson

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

Being Lot No. 37 on the Plan of Mansker Meadows, Section 2 as of record in Book 2663, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 100 feet on the southeasterly side of Mansker Drive and runs back on the northeasterly line 1033.1 feet and on the southwesterly line 855.8 feet to a dead line in the rear on which it measures 403 feet thereon.

Being the same property that was conveyed to E. R. Phillips and Gladys Phillips, by deed from Eugene C. Hester, et al, Trustees, dated December 15, 1976 and of record in Book 5152, Page 152, Register's Office for said County.

This is unimproved (XX) improved ( ) property, known as [illegible] Mansker Drive, Madison, Tennessee 37115
(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 hands this 31st day of May, 1977

E. R. Phillips

X Gladys Phillips

Gladys Phillips

Rec'd $80

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Barbara Calhoun, a Notary Public in and for said County and State, the within named E. R. Phillips and Gladys Phillips

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 31st day of May 1977

Commission expires June 9, 1979

Barbara Calhoun
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

WARRANTY DEED

FROM
E. R. PHILLIPS AND GLADYS PHILLIPS

TO
CYNTHIA D. SIMPSON

E 12252

IDENTIF. REFERENCE

JUL 1 12 34 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-17	CONV	16,000.00			
JUL-17	S'TAX		B*	41.60	
JUL-17	PR'FEE		B*	.50	
JUL-17	W'DEED		B*	4.00	* 46.10

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