This Instrument Prepared By:
DAVID B. HERBERT
Ostale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5181 PAGE 306

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
67-87	Grady Spurgeon Simpkins, Jr. Martha Ann Simpkins	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-50220	Route 3, Old Hickory Boulevard	96299
		PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG-8-	CONV	23,950.00			
AUG-8-	S'TAX		B*	62.14	
AUG-8-	PR'FEE		B*	.50	
AUG-8-	W'DEED		B*	4.00	* 66.64

Joe W. Moore and wife, Lorene Moore
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Grady Spurgeon Simpkins, Jr. and wife, Martha Ann Simpkins
hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by J. P. Gollaher, Surveyor, May 21, 1952, as follows:

Beginning at a point in the center of Old Hickory Boulevard, being Clarence Biggs northwest corner; thence running with the middle of Old Hickory Boulevard north 36 degrees west 18 poles (297 feet more or less) to a point in said road; thence north 72 degrees east 88-1/5 poles (1455 feet more or less) to H. G. Phillips' west line; thence with H. G. Phillips' west line south 23 degrees 55 minutes east 14 poles (231 feet more or less) to a black locust tree; thence south 44 degrees 40 minutes east 8-1/5 poles (135 feet more or less) to Clarence Biggs' northeast corner; thence with Biggs' north line south 72 degrees west 84 poles (1386 feet more or less) to the beginning.

Being the same property conveyed to Joe William Moore and wife, Lorene Moore by deed from E. O. Simpkins and wife, Catherine G. Simpkins of record in Book 3957, page 665, said Register's Office.

This conveyance is being made subject to title to that portion of the premises within the bounds of any roads or highways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of August, 19 77.

Joe W. Moore

Lorene Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas H. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Joe W. Moore and wife, Lorene Moore

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, the 4th day of August, 1977.

My commission expires: 4-23-78

Douglas H. Bruce
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

E 19064

IDENTIF. REFERENCE

AUG 8 2 29 PM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Joe W. Moore

Lorene Moore

TO

Grady Spurgeon Simpkins, Jr.

Martha Ann Simpkins

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

Please Return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public