This instrument prepared by:
YELTON & TURNER
P. O. Box 8
Mt. Juliet, Tennessee 37122

Send tax bills to:
~~Larry W. Simmons~~
~~2880 Lera James Dr.~~
~~Nashville Tenn. 37214~~
& Home Federal Savings & Loan
330 4th Avenue, North
Nashville, Tenn.
37219

BOOK 5197 PAGE 379

WARRANTY DEED 150-6-50

THIS INDENTURE made and entered into on this the 8th day of September 1977, by and between

DON SULLIVAN AND WIFE, KAREN H. SULLIVAN

hereinafter referred to as the GRANTORS, and

LARRY W. SIMMONS

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS cash in hand paid GRANTORS by GRANTEE

SEP 16 77	CONV	43,470.49		
SEP 16 77	S'TAX		B* 113.10	
SEP 16 77	PR'FEE		B* .50	
SEP 16 77	W'DEED		B* 4.00	* 117.60

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Percy Priest Meadows, Section I, of record in Book 4675, Page 110, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Don Sullivan and wife, Karen H. Sullivan by deed from George E. Margrave and wife, Thelma Jean Margrave dated October 15, 1975, of record in Book 4962, Page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4815, Page 647, and plan of record in Book 4675, Page 110, said Register's Office and 1975 taxes.

Buyer
Larry W. Simmons
2880 Lera James Rd
Nashville, Tenn

YELTON & TURNER
ATTORNEYS AT LAW
106 MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $43470.49 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Larry W Simmons

Subscribed and sworn to before me this the 8th day of Sept. 1977

Notary Public Carolyn Turnmyre

C.E. 8-24-81

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered, Grantee to assume Grantors indebtedness to Home Federal Savings and Loan Association for which the above described property is security.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

E 26263

IDENTIF. REFERENCE

SEP 16 8 36 AM '77

FEE DAVIDSON COUNTY, TENN.

Don Sullivan

Karen H. Sullivan

STATE OF TENNESSEE

COUNTY OF WILSON

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

DON SULLIVAN AND WIFE, KAREN H. SULLIVAN

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in on this the 8th, day of Sept., 1977

NOTARY PUBLIC WILSON COUNTY, TN. CAROLYN TURNEY

Carolyn Turney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-24-81