This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail

BOOK 5223 PAGE 40

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FLETCHER M. SIMMONS	SAME	MAP 43-5
(NAME) 519 Gallatin Rd. S.	(NAME)	PAR. 173
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --------TEN AND 00/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

RALPH C. MOBLEY AND WIFE, KATHERINE MARIE MOBLEY, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said FLETCHER M. SIMMONS AND WIFE, NOLA B. SIMMONS, hereinafter referred to as Grantees, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 of Block "A" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County, described as follows:
Said Lot No. 1 fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines, along the southerly margin of Wiley Street, 150 feet to a dead line.

Being the same property conveyed to Ralph C. Mobley by deed from Katherine Marie Mobley of record in Book 4965, page 575, Register's Office for Davidson County, Tennessee; said property having been previously conveyed to Ralph C. Mobley and wife, Katherine Marie Mobley, by deed from Wilma Oberhofken of record in Book 2812, page 572, said Register's Office.
INCLUDED in the above description but expressly EXCLUDED from this conveyance is a tract of land containing 1636 square feet, more or less, which was conveyed to the State of Tennessee for the right-of-way of Gallatin Road by instrument of record in Book 2538, page 183, Register's Office for Davidson County, Tennessee.

Katherine Marie Mobley joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 14th day of November 19 77

Affiant Thomas M. Black Jr.

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn F. Mahoney

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* November, 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.*

X Ralph C. Mobley

X Katherine Marie Mobley

NOTARY PUBLIC STATE OF TENNESSEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH C. MOBLEY AND WIFE, KATHERINE MARIE MOBLEY the within named bargainorS, 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 Madison, Tennessee, this 14th day of November, 19 77.

Carolyn F. McKee
Notary Public

Commission expires 3/15/81

CAROLYN F. McKEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

NOV 16 77	CONV	44,000.00	B*	114.40	
NOV 16 77	S'TAX		B*	.50	
NOV 16 77	PR'FEE		B*	4.00	* 118.90
NOV 16 77	W'DEED				

WARRANTY DEED

FROM

RALPH C. MOBLEY, ET UX

TO

FLETCHER M. SIMMONS, ET UX

E 37123

IDENTIF. REFERENCE

Nov 16 12 56 PM '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115