This Instrument Prepared By:

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C... Crawford
...

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
-142-79	Michael A. Simon Royce L. Simon	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. 100461
D-22900	7221 Birch Bark Drive	PROPERTY IS ☒ 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,

JAN16⁷⁸	CONV	56,700.00			
JAN16⁷⁸	S'TAX		B*	147.42	
JAN16⁷⁸	PR'FEE		B*	.50	
JAN16⁷⁸	K'DEED		B*	4.00	* 151.92

T. L. Burch, Sr., and Tommy L. Burch, a partnership d/b/a BURCH BUILDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael A. Simon and wife, Royce L. Simon

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:

BEING Lot No. 10 on the Plan of Valley West, Section 6, as of record in Book 5190, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 99.11 feet on the East margin of Birch Bark Drive, and extends back 189.80 feet on the South line, and 171.99 feet on the North line to a line in the rear measuring 77.0 feet.

BEING part of the same property conveyed to T. L. Burch, Sr. and Tommy L. Burch, a partnership d/b/a Burch Builders, by deed from Burch and Associates, Inc., of record in Book 5162, Page 810, Register's Office for Davidson County, Tennessee.

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 10th day of January, 1978.

T. L. Burch Sr.
T. L. Burch, Sr., partner

Tommy L. Burch
Tommy L. Burch, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named T.L.Burch, Sr., & Tommy L. Burch, a partnership d/b/a Burch Builders

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 10th day of January, 1978.

My commission expires: 7-27-81

Notary Public

DAVIDSON NOTARY PUBLIC HERBERT ★ DAVIDSON

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 $ 56,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 78

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

DAVIDSON NOTARY PUBLIC HERBERT ★ DAVIDSON

WARRANTY DEED

FROM
Burch Builders

TO
Michael A. Simon
Royce L. Simon

E 46251

IDENTIF. REFERENCE

JAN 16 1 00 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty 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