78-4-37

FORM NO. WD-1

BOOK 5278 PAGE 726

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Curtis O. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 1978.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TENN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CURTIS O. SIMS ETUX (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	52-2-62
708 MCCARLEY AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	11D 46765
MADISON, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (CITY) (STATE) (ZIP)	

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, JOHN L. MCDOUGAL AND WIFE, SHIRLEY S. MCDOUGAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CURTIS O. SIMS AND WIFE, BRENDA L. SIMS

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

BEING Lot No. 18 and the easterly one-half of Lot No. 17 on the Revised Plan of Rainbow Terrace, Block "D", of record in Book 1130, page 85, said Register's Office, described as follows:

SAID lots adjoin and front together 75 feet on the southerly side of McCarley Avenue and extend back between parallel lines 145 feet to a dead line in the rear.

BEING the same property conveyed to John L. McDougal and wife, Shirley S. McDougal, by deed from Ronnie Haven Pace and wife, Gracie E. Pace, of record in Book 5025, page 788, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 708 MCCARLEY AVENUE (House Number) (Street) MADISON, TENNESSEE (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 hand S. this 24th day of APRIL, 1978

John L McDougal
JOHN L. MCDOUGAL

Shirley S. McDougal
SHIRLEY S. MCDOUGAL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. MCCOUGAL AND WIFE, SHIRLEY S. MCCOUGAL

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 24th day of APRIL 1978

Commission expires 6/7/80

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

FILE IN BOX 4

WARRANTY DEED

FROM

JOHN L. MCCOUGAL AND WIFE,

SHIRLEY S. MCCOUGAL

TO

CURTIS O. SIMS AND WIFE,

BRENDA L. SIMS

E 6 2 3 0 7

IDENTIF. REFERENCE

APR 28 8 47 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR28 78	CONV	27,000.00				
APR28 78	S'TAX		B*	70.20		
APR28 78	PR'FEE		B*	.50		
APR28 78	W'DEED		B*	4.00	*	74.70