This Instrument Prepared By:
DAVIS, Kelley, Herbert & Crawford
Original 23rd Floor, L & C Tower
Nashville, TN.

BOOK 5280 PAGE 248

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-14-127	Ms. Betty Highsmith	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 546223-7
9D-6652	8048 Arbor 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated May 24, 1972, in the original principal sum of $25,800.00 payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Billy R. Vermillion and wife, Gerry L. Vermillion, to Charles Nelson, Jr., Trustee, as of record in Book 4604, page 95,

MAY-3[illegible]	CONV	44,000.00			
MAY-3[illegible]	S'TAX		B*	114.40	
MAY-3[illegible]	PR'FEE		B*	.50	
MAY-3[illegible]	W'DEED		B*	4.00	* 118.90

WAYNE ROSS SIMMONS and wife, ELIZABETH P. SIMMONS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BETTY HIGHSMITH

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. 72 on the Plan of Harpeth Park, Section III, as of record in Book 4175, page 14.

Said Lot No. 72 fronts 90.43 feet on the south margin of Arbor Drive and extends back 182.59 feet on the west line and 182.25 feet on the east line, to a line in the rear measuring 89.55 feet.

Being the same property conveyed to Wayne Ross Simmons and wife, Elizabeth P. Simmons, by deed from Billy R. Vermillion and wife, Garry L. Vermillion, as of record in Book 4710, page 153.

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 as shown above and 1978 taxes which have been prorated and assumed by Grantee.

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 1st day of May, 1978.

Wayne Ross Simmons
Wayne Ross Simmons

Elizabeth P. Simmons
Elizabeth P. Simmons

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

Wayne Ross Simmons and wife, Elizabeth P. Simmons

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 1st day of May, 1978.

Notary Public

My commission expires: 4-18-82

NOTARY PUBLIC DAVIDSON COUNTY

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 $44,000.00

X Affiant Betty Highsmith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

FROM WAYNE ROSS SIMMONS AND WIFE

TO BETTY HIGHSMITH

E 62999

IDENTIF. REFERENCE

MAY 3 10 32 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, 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