BOOK 5280 PAGE 551

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,400.00

Terry W. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-26-80

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Simmons (NAME)	Exchange Bond & Mortgage Corporation (NAME)	4D 60265
4825 Whittier Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #205 (STREET ADDRESS)	65-9
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	58

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, Rebecca M. Teppenpaw, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry W. Simmons et ux Mary D. Simmons

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. 92 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 4460, page 81, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Rebecca M. Teppenpaw by quitclaim deed from James W. Teppenpaw, of record in Book 5267, page 995, Register's Office, Davidson County, Tennessee. James W. Teppenpaw's marital rights were divested in the 6th Circuit Court, Docket No. 91632, Davidson County, Tennessee

This conveyance is subject to restrictions of record in Book 4593, page 690; Book 4465, page 184; and Book 4482, page 427, said Register's Office.

This conveyance is subject to a public utility and drainage easement and building lines, of record in Plat Book 4460, page 81, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 4825 Whittier Drive (House Number) (Street) Old Hickory, TN 37138 (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 28TH day of APRIL, 19 78

Rebecca M. Teppenpaw Rebecca M. Teppenpaw

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca M. Teppenpaw

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28TH day of APRIL 1978

Commission expires 6-24-80

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

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WARRANTY DEED

FROM
REBECCA M. TEPPENPAW

TO
Terry W. Simmons

IDENTIF. REFERENCE

MAY 3 12 28 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
213 fortune building 1
331 plus park boulevard
nashville, tennessee 37217

Julie Box #12

MAY-3 78	CONV	35,400.00			
MAY-3 78	S'TAX		B*	92.04	
MAY-3 78	PR'FEE		B*	.50	
MAY-3 78	W'DEED		B*	4.00	* 96.54