BOOK 5295 PAGE 178

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Richard P. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 1978.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Sims (NAME)	Greer Mortgage Company (NAME)	Map 162-13
251 Cedarview Drive, (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	Parcel 217
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37212 (CITY) (STATE) (ZIP)	5DU 61566

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, William W. Johnson and wife, Angela Claire Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Sims and wife, Susan D. 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Section Two-D Monte Carlo of record in Book 4955, page 87, Register's Office for said County.

SAID Lot No. 1 fronts 67.82 feet on the southeasterly margin of Cedarview Drive and extends back 222.29 feet on the northwesterly line and 150.0 feet on the southwesterly line to a dead line in the rear, measuring 99.13 feet thereon.

BEING part of the same property conveyed to William W. Johnson and wife, Angela Claire Johnson by deed from Gary M. Jones, unmarried and G. C. & W. Enterprises, Inc. of record in Book 5171, page 830, Register's Office for Davidson County, Tennessee.

Part of the consideration for this transfer is the agreement of the Grantees to assume an indebtedness to Greer Mortgage Company, which indebtedness is secured by a Deed of Trust of record in Book 5171, page 832, Register's Office for Davidson County, as to that part of the said indebtedness which relates to the property herein described.

This is unimproved ( ) improved (XX) property, known as 251 Cedarview Drive, Antioch, TN. 37013
(House Number) (Street) (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 hands this 22nd day of May, 1978

William W. Johnson

William W. Johnson

Angela Claire Johnson

Angela Claire Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Johnson and wife, Angela Claire Johnson

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 22nd day of May, 1978

Commission expires November 3, 1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of 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

WARRANTY DEED

FROM

WILLIAM W. JOHNSON, ET UX

TO

RICHARD P. SIMS ET UX

E 6961 9

IDENTIF. REFERENCE

JUN 7 10 04 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUN-7-78	CONV	42,000.00	8*	109.20	
JUN-7-78	S'TAX		8*	.50	
JUN-7-78	PR'FEE		8*	4.00	* 113.70
JUN-7-78	W'DEED				

Rec'd 1 3648

WILKINS, ADAMS & WEEMS, ATTORNEYS
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1100 Fidelity Federal Building
Nashville, Tennessee 37219