BOOK 5303 PAGE 868

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 1978

Notary Public

MY COMMISSION EXPIRES: 7-11-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney (NAME) P. O. Box 15324 Nashville, Tennessee 37215 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wiley C. Simms, et ux (NAME) | Same (NAME) | 7DA-21050 |
| 2137 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | (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~~ I, Margaret Lovelady McKinney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wiley C. Simms and wife, Allene M. Simms

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 the westerly 75 feet of lot No. 7 and the easterly 25 feet of Lot No. 8 on the Plan of Sharondale, as of record in Book 332, page 119 Register's Office for said County.

Said parts of lots Nos. 7 and 8 front together 100 feet on the northeasterly side of Sharondale Drive and run back 415 feet, more or less, on the westerly line and 442 1/2 feet, more or less, on the easterly line to the southeasterly line of the right-of-way of the Tennessee Central Railroad, measuring 100 feet thereon.

INCLUDE but EXCLUDE property sold to the State of Tennessee of record in Book 4835, page 455, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad said point being along the said right of way eastwardly 1037.5 feet from the east margin of Woodlawn Drive; thence along the said south right of way along a curve left having a radius of 1482.4 feet for 100.00 feet to a point; thence south 42° west 42.0 feet to a point; thence north 66° west 100.00 feet to a point; thence north 42° 54' east 41.7 feet to the point of beginning and containing, 4,185 square feet.

Being the same property conveyed to Margaret M. Lovelady by deed from James Howard McKinney and wife, dated June 20, 1968, as of record in Book 4246, page 345, and by decree in the 4th Circuit Court in Minute Book 80-B, page 905, a certified copy of which is of record in Book 4704, page 166, Register's Office, said Margaret M. Lovelady having therein been granted the right to resume her maiden name.

This is unimproved ( ) improved (X) property, known as 2130 Sharondale Drive, Nashville, TN
(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 my hand this 16th day of June, 1978

Margaret Lovelady McKinney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Lovelady McKinney

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 11th day of June 1978

Commission expires 8-13-80

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

WARRANTY DEED

FROM Margaret Lovelady McKinney

TO Wiley C. Simms, et ux

Margaret Lovelady McKinney

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IDENTIF. REFERENCE

JUN 27 1 46 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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|---|---|---|---|---|---|---|
| JUN 27 78 | CONV | 23,000.00 | | | | |
| JUN 27 78 | S'TAX | | B* | 59.80 | | |
| JUN 27 78 | PR'FEE | | B* | .50 | | |
| JUN 27 78 | W'DEED | | B* | 4.00 | * | 64.30 |