BOOK 5313 PAGE 726

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY 19 78

Notary Public

MY COMMISSION EXPIRES: 1-21-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert Sims, Jr. (NAME)	Western Pacific Financial Corporation (NAME)	MAP 33-16
1244 Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	555 North "D" Street (STREET ADDRESS)	PARCEL 67
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92402 (CITY) (STATE) (ZIP)	11D35744

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, Larry Lafferty and William P. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hubert Sims, Jr. and wife Rochelle 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. 48 on the Plan of PRIMROSE MEADOWS, Section 1, which is of record in Book 4675, Page 18, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Larry Lafferty and William P. Jones by deed of record in Book 5269, Page 643, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4737, Page 801, and amended in Book 5039, Page 484, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( ) property, known as AA 1244 Graycroft Avenue (House Number) (Street) Madison, TN 37115 (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 18TH day of JULY, 19 78

Larry Lafferty

William P. Jones

STATE OF TENNESSEE }
County of Davidson }

BOOK 5313 PAGE 727

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Lafferty and William P. Jones

the bargainors, 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 Madison, Tennessee, this 18TH day of JULY 1978.

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Larry Lafferty

TO

Hubert Sims, Jr.

E 7 7 8 7 9

IDENTIF. REFERENCE

JUL 20 9 21 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

JUL 20 78	CONV	44,000.00			
JUL 20 78	S'TAX		B*	114.40	
JUL 20 78	PR'FEE		B*	.50	
JUL 20 78	W'DEED		B*	4.00	* 118.90