FILE BOX 3 Form No. WD-1

BOOK 5316 PAGE 778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

34,700.00 Gerald L. Simpkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JULY 19 78

Notary Public

MY COMMISSION EXPIRES: 2-23-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald L. Simpkins (NAME)	VNB Mortgage Corporation (NAME)	MAP 148-8
4601 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	PARCEL 145
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Richmond Virginia 23275 (CITY) (STATE) (ZIP)	2DU-23125

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 Willy Roy Walker and wife Linda Gale Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald L. Simpkins and wife Bessie M. Simpkins

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. 25 on the plan of Hazelwood S/D, Section 13, of record in Plat Book 4595, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Willy Roy Walker et ux. Linda Gale Walker, by deed from R. B. Woodroof et ux. Margarette D. Woodroof, of record in Book 4738, Page 55, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4657, Page 258, Book 4361, Page 133, and Book 3957, Page 552, Register's Office for said County.

THIS conveyance is subject, however, to a Deed of Trust, recorded in Book 4730, Page 57, Register's Office for Davidson County, Tennessee, securing a promissory note dated August 15, 1973, payable to the order of Kimbrough Kavanaugh and Associates, with a present unpaid principal balance of $19,145.62 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

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

This is unimproved ( ) improved (X) property, known as 4601 Artelia Drive (House Number) (Street) Antioch, TN 37013 (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 20TH day of JULY, 1978

Willy Roy Walker Willy R. Walker

Linda Gale Walker Linda G. Walker

Linda Gale Walker and Linda G. Walker being one in the same person.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willy Roy Walker and wife Linda Gale Walker

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 20TH day of JULY 19 78

Commission expires 2-23-80

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 Willy Roy Walker

TO Gerald L. Simpkins

E 7.9 1.9.9.

IDENTIF. REFERENCE

JUL 27 11 20 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedan
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUL 27 78	CONV	34,700.00			
JUL 27 78	S'TAX		B*	90.22	
JUL 27 78	PR'FEE		B*	.50	
JUL 27 78	M'DEED		B*	4.00	* 94.72

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