FORM NO. WD-1

BOOK 5335 PAGE 455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 44,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER 19 78

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEENS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Simmons (NAME)	Mercantile Mortgage Company (NAME)	
338 Chesterfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	104-10-76
Nasnville, TN (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63178 (CITY) (STATE) (ZIP)	26W07540

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, Harold L. Hermann et ux Alice F. Hermann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven P. Simmons et ux Marlene h. 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:

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of Bransford Realty Co's. West End Heights of record in Book 332, pages 124 & 125, Register's Office for said County.

SAID Lot No. 39 fronts 60 feet on the northeasterly margin of Chesterfield Avenue and extends back 205 feet on the northwesterly line and 207.5 feet on the southeasterly line to a dead line at a 15 foot alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Harold L. Hermann and wife, Alice F. Hermann by deed from H. French Brown and wife, Katie McMurry Brown of record in Book 1389, page 294, Register's Office for Davidson County, Tennessee.

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

This is improved (X) unimproved ( ) property, known as 338 Chesterfield Avenue (House Number) (Street) Nashville, TN (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 5TH day of SEPTEMBER, 19 78

Harold L. Hermann

Alice F. Hermann

STATE OF TENNESSEE
Davidson County

BOOK 5335 PAGE 456

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold L. Hermann et ux Alice R. Hermann

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 5TH day of SEPTEMBER 19 78.

Commission expires 3-8-80

John V. Adams
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
Harold L. Hermann

TO
Steven P. Simmons

E 8 7 5 8 1

IDENTIF. REFERENCE

SEP 8 1 34 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

Return to: Box 1, Row 8
WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

SEP-8-78	CONV	44,900.00			
SEP-8-78	S'TAX		B*	116.74	
SEP-8-78	PR'FEE		B*	.50	
SEP-8-78	W'DEED		B*	4.00	* 121.24