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E 88785

FORM NO. WD-1

IDENTIF. REFERENCE

SEP 14 3 19 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Barry S. Stein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 1978

Notary Public

MY COMMISSION EXPIRES: 1-19-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

T. Larry Edmondson (NAME) 4301 Hillsboro Road Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry S. Stein (NAME)	First Southern Savings & Loan Assoc. (NAME)	104-15 249
2305 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	Suite 101-B, 4205 Hillsboro Road (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (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, James W. Simpson and Kitty Galbreath and Eugenia Williams and Edward G. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry S. Stein and wife Merle L. Stein

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. 26 on the Map of Linden Place, peoperty of F. J. and W. D. Fuller, as of record in Book 547, pages 121 and 122, Registers Office for said County.

Said Lot No. 26 fronts 75.9 feet on the southerly side of Sunset Place, formerly Linden Place, and runs back 180 feet on the easterly line, and 168 feet on the westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to F. G. Simpson and wife, Rollie Simpson by deed from Elsworth Hunt Staley and wife, Othelle Staley of Record in Book 4240, Page 548, Registers Office for Davidson County. Both F. G. Simpson and Rollie Simpson having since died, with F. G. Simpson predeseasing Rollie Simpson. The said Rollie Simpson leaving a Last Will and Testament of Record in Will Book 124, Page 388, Probate Court for Davidson County, devising the above described property to James W. Simpson and Kitty Galbreath.

This is unimproved ( ) improved (X) property, known as 2305 Sunset Place (House Number) (Street) Nashville, Tennessee (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 8th day of September, 19 78

Eugenia Williams
Kitty Galbreath
Edward G. Simpson
James W. Simpson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas Larry Edmondson, a Notary Public in and for said County and State, the within named James W. Simpson and Kitty Galbreath

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 Nashville, Tennessee, this 8th day of September, 1978.

Commission expires 1-18-82

Thomas Larry Edmondson
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Eugenia Williams and Edward G. Simpson
James W. Simpson and Kitty Galbreath

TO
Barry S. Stein and wife
Merle L. Stein

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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State of Tennessee
County of Davidson

Personally appeared before me, JOHN H. NOLAND, a Notary Public in and for said County and State, the within named Edward G. Simpson the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11 day of September, 1978.

Commission Expires:
My Commission Expires AUG. 9, 1981

John H. Noland
Notary Public

JOHN H. NOLAND NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of BEDFORD

Personally appeared before me, JAMES R. NANCE, a Notary Public in and for said County andState, the within named Eugenia Williams the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within in strument for the purposes therein contained. Witness my hand and official seal at SHELBYVILLE, Tennessee, this 9TH day of September, 1978

Commission Expires
1-15-79.

James R. Nance
Notary Public

SEP 14 78	CONV	54,500.00			
SEP 14 78	S'TAX		5*	141.70	
SEP 14 78	PR'FEE		3*	.50	
SEP 14 78	W'DEED		3*	6.00	* 148.20