Prepared by: Douglas R. Berry, Atty.
907 Two Mile Parkway
Goodlettsville, Tenn. 37072

WARRANTY DEED

BOOK 5343 PAGE 585

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MANFORD R. SIMCOCK, et ux	COMMERCE UNION BANK	
(NAME)	(NAME)	
250 DULING AVENUE	800 MAIN STREET	43-9-307 1s
(STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2546 (STREET ADDRESS)	
MADISON, TENN. 37115	NASHVILLE, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00)---------- *Dollars,* and other good and valuable considerations. the receipt of which is hereby acknowledged, a part of which is the assumption by the Grantees of a Deed of Trust of record in Book 5201, page 720, Register's Office for Davidson County, Tennessee.

EDWIN C. DENTON and wife, ELAINE DENTON

have this day bargained and sold, and do hereby transfer and convey unto the said Manford R. Simcock and wife, Elizabeth A. Simcock, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "M" on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County, described as follows:

Being the southerly 12 feet of the easterly 57 feet of said Lot No. 1, fronting 12 feet on the westerly side of Kate Street; also being the westerl 53 feet of said Lot No. 1 fronting 53 feet on the south side of Duling Avenue and running back between parallel lines 165 feet to the north line of Lot No. 18 of said Block.

Being the same property conveyed to Edwin C. Denton and wife, Elaine Denton by deed from Frank R. Hayes and wife, Martha E. Hayes, of record in Book 5201, page 718, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,755.49

Subscribed and sworn to before me, this the 19 day of September 19 78

Affiant: Manford R. Simcock

My commission expires: October 28, 1978 (Affix Seal)

Notary Public: Douglas R. Berry

This is unimproved ( ) improved (X) property, known as 250 Duling Avenue, Madison, Tennessee 37115 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Manford R. Simcock and wife, Elizabeth A. Simcock their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this nineteenth *day of* September, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elaine Denton
ELAINE DENTON

Edwin C. Denton
EDWIN C. DENTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5343 PAGE 586

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edwin C. Denton and Elaine Denton

*the within named 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 Goodlettsville, *this* 19 *day of* September, *19* 78.

Douglas R Berry
Notary Public

Commission expires October 28, 1978

DOUGLAS R. BERRY NOTARY PUBLIC State of Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

EDWIN C. DENTON, et ux

TO

MANFORD R. SIMCOCK, et ux

E 9 1 2 3 0

IDENTIF. REFERENCE

SEP 28 2 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

SEP 28 78	CONV	26,755.49			
SEP 28 78	S'TAX		B*	69.68	
SEP 28 78	PR'FEE		B*	.50	
SEP 28 78	W'DEED		B*	4.00	* 74.18