BOOK 5383 PAGE 596

SEND TAX BILLS TO:

JAMES H. SIMS

408-43rd Ave N.

Nashville, Tenn

THIS PROPERTY IS:
IMPROVED (x)
UNIMPROVED ( )

Prepared by:
WOOLARD & BISHOP
Attorneys-at-law
211 E. Main St.
Lebanon, Tennessee
37087

MAP 91-12

GROUP

PARCEL 178 ns.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, which-ever is greater, is $ 15,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Charles Leroy Weaver

AFFIANT

Subscribed and sworn to before me this

10th day of ~~NOV~~ Jan, 19 ~~78~~ 79

W. O. Woolard Jr.

Deg. Reg.

DEED

For and in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED DOLLARS ($15,500.00), we, CHARLES LEROY WEAVER and BOBBY DEAN WEAVER, have bargained and sold, and do hereby transfer and convey unto JAMES H. SIMS and wife, AGNES C. SIMS, their heirs and assigns, the following described tract or parcel of land situated and lying in DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

BEING the westerly 18 feet of the southerly 50 feet of Lot No. 118 and the southerly 50 feet of Lots Nos. 120, 122 and 124 of BLOCK NO. 21, PLAN NO. 1, WEST NASHVILLE, as of record in BOOK 57, PAGES 74 and 75, Register's Office for said County.

Said part of Lots Nos. 118,120,122 and 124 fronts 50 feet on the easterly side of 43rd AVENUE NORTH, formerly SECOND STREET, and runs back between parallel lines, with the northerly margin of an alley, 98½ feet to a dead line. This is the same property that was deeded to JAMES W.WEAVER and wife, RUBY BELL WEAVER, by deed which is of record in Deed Book 1495, Page 363, Register's Office of Davidson County, Tennessee. Both the said JAMES W. WEAVER and wife, RUBY BELL WEAVER, are deceased, JAMES W. WEAVER having predeceased the said RUBY BELL WEAVER, and she became the owner of the above-described property as the surviving tenant by the entirety. Subsequently, she died testate in Davidson County, Tennessee, and left the above property to grantors herein under her will which is of record in Will Book 118, Page 149, County Court Clerk's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with

all improvements and appurtenances thereunto belonging, unto the said JAMES H. SIMS and wife, AGNES C. SIMS, their heirs and assigns, forever.

WE COVENANT with said grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the property is clear and unencumbered; and we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

1978 taxes are prorated as of this date and settled in cash between the parties, with PURCHASERS assuming payment of the same.

Witness our hands this 13 day of NOVEMBER, 1978.

Charles Leroy Weaver
CHARLES LEROY WEAVER

Bobby Dean Weaver
BOBBY DEAN WEAVER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, the within-named bargainor, CHARLES LEROY WEAVER, with whom I am personally acquainted, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of JANUARY, 1979.

Notary Public

My commission expires: 1-31-79

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JAN 10 10 50 AM '79

FELIX J. DeFEBO
DAUPHIN COUNTY REGISTER

IDENTIFICATION REFERENCE

STATE OF PENNSYLVANIA

COUNTY OF Perry

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, the within-named bargainor, BOBBY DEAN WEAVER, with whom I am personally acquainted, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of NOVEMBER, 1978.

Pearl E. Dick
Notary Public

My commission expires: PEARL E. DICK, Notary Public, Shermans Dale, Perry County, My Commission Expires November 6, 1979

JAN10	CONV	15,500.00			
JAN10 S'TAX			B*	40.30	
JAN10 PA'FEE			B*	.50	
JAN10	W'DEED		B*	6.00	* 46.80