Map 75-4
Par 59 Jr

BOOK 5385 PAGE 245

THIS INSTRUMENT PREPARED BY:

ROCHELLE & CALLIS
Attorneys-at-Law
226 Mt. Juliet Road
Mt. Juliet, Tennessee

SEND TAX BILLS TO:

Herbert Simmonds
4554 Baton Rouge Dr.
Hermitage, Tn 37076

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, WILLIAM C. ERWIN, III and wife, LINDA L. ERWIN, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto HERBERT SIMONDS and wife, WILLIE R. SIMONDS, their heirs and assigns, the following described property, to-wit:

> Being Lot No. 293 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Registers Office for said County. Said Lot fronts 106 feet on the westerly side of Baton Rouge Drive and extends back 152.50 feet on the northerly line and 163.88 feet on the southerly line to a dead line and measures 93.88 feet thereon.
>
> Being the same property conveyed to William C. Erwin, III and wife, Linda L. Erwin by deed of record in Book 4997, Page 48, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 4554 Baton Rouge Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said HERBERT SIMONDS and wife, WILLIE R. SIMONDS, as tenants by the entireties, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey same, that same is free, clear and otherwise unencumbered, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

POSSESSION to be given now & since January 28, 1979.

TAXES for the current year to be prorated and settled in cash among the parties hereto.

MAP 75-4
GROUP
PARCEL 59 Jr

WITNESS our hands on this the 9th day of January, 1979.

F.0.96644

IDENTIF. REFERENCE

JAN 15 2 21 PM '79

FELIX Z. ROBINSON JR. REGISTER
DAVIDSON COUNTY, TENN.

William C Erwin III
WILLIAM C. ERWIN, III

Linda L. Erwin
LINDA L. ERWIN

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, WILLIAM C. ERWIN, III and wife, LINDA L. ERWIN, with whom I am personally acquainted, and who each acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 9th day of January, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81

STATE OF TENNESSEE

COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $ 54,400.00.

William C Erwin III
AFFIANT

Sworn to and subscribed before me, the 9th day of January, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81

JAN 15 CONV 54,400.00
JAN 15 S'TAX B* 141.44
JAN 15 PR'FEE B* .50
JAN 15 W'DEED B* 4.00 * 145.94