Prepared By:

Scott Hutcheson & Crawford

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-2-165	Mr. Steven J. Simpkins	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-54860	6108 Morrow Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

HENRY H. CARPENTER and wife, DORIS SMITH CARPENTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVEN J. SIMPKINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 16 feet of Lot No. 7 and the easterly 14 feet of Lot No. 9 of Block 4 on the Map of Cherokee Park Subdivision, as of record in Book 161, page 75, being Lot No. 2 on an unrecorded survey of Lots Nos. 7, 9, 11 and 13 of Block 4 in said Cherokee Park Subdivision.

According to a survey made by Z. J. Wilkinson, Surveyor, May 16, 1946, said Lot No. 2 fronts 30 feet on the northerly side of Morrow Road and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Henry H. Carpenter and wife, Doris Smith Carpenter, by deed from George Hutchison and wife, Floy B. Hutchison, as of record in Book 1403, page 482.

2522 [illegible] 24.00- CHECK

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of February, 1979.

Henry H. Carpenter

Doris Smith Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Henry H. Carpenter and wife, Doris Smith Carpenter

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, the 9th day of February, 1979.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Affiant Steven J. Simpkins

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 79

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HENRY H. CARPENTER AND WIFE

TO

STEVEN J. SIMPKINS

F. I. 3 7. 6 1.

IDENTIF. REFERENCE

FEB 12 2 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public