5021 04/12 115.00 - CHECK

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5420 PAGE 188

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Evelyn M. Beard (NAME) | SAME (NAME) | 148-5 64 |
| Rt 2 Box 90 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Clarksville Tn. 37040 (CITY) (STATE) (P. O. ZIP) | (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, Jackie L. Simmons and wife, Kathy K. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn M. Beard

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. 41 on the Plan of Hillbrook, Section II, as of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 41 fronts 85 feet on the south side of Willow Lane, and extends back 218.8 feet on the westerly line and 181.5 feet on the easterly line, to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Jackie L. Simmons and wife, Kathy K. Simmons, by deed from Freddie R. Smith and wife, Hazel B. Smiht, of record in Book 4716, page 403, said Register's Office.

The above property is subject to 1979 Metropolitan Government taxes, which have been prorated and to any easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 227 Willow Lane, Nashville, Tennessee
(House Number) (Street) (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 successors, assigns 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 10 day of April, 19 79

Jackie L Simmons
Jackie L. Simmons

Kathy K. Simmons
Kathy K. Simmons

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

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Personally appeared before me, Mary Anne Raby, a Notary Public in and for said County and State, the within named Jackie L. Simmons and wife, Kathy K. Simmons, 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 10th day of April, 1979

Commission Expires: 10-18-81

Mary Anne Raby
Notary Public

STATE OF _____ )

COUNTY OF _____ )

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 (his oath, their several oaths) acknowledged (himself, themselves) 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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

**WARRANTY DEED**

FROM
Jackie L. Simmons and wife,

Kathy K. Simmons

TO

Evelyn M. Beard

F-23770

IDENTIF. REFERENCE

APR 12 10 18 AM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
**Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

F, 22 12.00

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 42,500.00

Evelyn M. Beard

Subscribed and sworn to before me this 10th day of April, 1979

My Commission Expires: 10-18-81

Mary Anne Raby
Notary Public

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 42500.00- CO | |
| | | | 110.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK 115.00- | |
| 5521A | 04/12/79 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2.3.7.7.0.

IDENTIFICATION REFERENCE

Apr 12 10 1- AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

**No.** 576889