FORM NO. WD-1

6098 05/31 135.02- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5442 PAGE 888

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24Th DAY OF MAY 19 79.

Notary Public

MY COMMISSION EXPIRES: 3-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney, 1102 Kermit Drive, #203, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin R. Simmons (NAME)	Mid State Mortgage Corporation (NAME)	MAP 150-5
3045 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	2015 Lebanon Road, Suite 204 (STREET ADDRESS)	PARCEL 291
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	2D-37001

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, Dan Duer and wife Janie Duer ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin R. Simmons and wife Glenda Simmons

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:

BEING Lot No. 2 on the plan of Cherry Hills Subdivision, Section 9, as of record in Plat Book 4000, Page 129, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Dan Duer, by deed from The Arlington Company - A partnership of J. D. Owen, Jr., Marguerite M. Owen, John D. Owen, III, and Susanne M. Owen, as of record in Book 5299, Page 764, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4862, Page 670, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 3045 Anderson Road Antioch, TN 37013
(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 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 24TH day of MAY, 19 79

Dan Duer Dan Duer

Janie Duer Janie A. Duer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, DIANNE M. LACKEY, a Notary Public in and for said County and State, the within named JANIE G. DUER

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 23rd day of May 19 79

Commission expires 8-6-80

Dianne M. Lackey
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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 the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Dan Duer

TO Marvin R. Simmons

F. 31940

IDENTIF. REFERENCE

MAY 31 10 08 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Duer, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1979.

Comm. Expires: 2-23-80

Notary Public AT LARGE

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

BOOK 5442 PAGE 890

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

50200.00- CO
130.52 CO TX
.50 PRFEE
4.00 WDEED
CHECK 135.02-
6098A05/31/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 31940

IDENTIF. REFERENCE

MAY 31 10 08 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687127