THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison St., Madison, TN 37115

WARRANTY DEED

BOOK 5444 PAGE 671

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD G. TAYLOR, ET UX	Same	25-16-67 KD
(NAME)	(NAME)	
299 Draper Circle		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tenn. 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RUBY B. SIMMONS, hereinafter referred to as Grantor
has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* HOWARD G. TAYLOR AND WIFE, JUANITA W. TAYLOR, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A strip of land approximately 13 feet in width and 160.5 feet in length being a part of the northeasterly section of Lot 51 on the original plan of Goodlettsville Heights Subdivision, Section IV, of record in Plat Book 2133, page 43, Register's Office for Davidson County, Tennessee, and more specifically described according to a survey dated May 1, 1979 by Donald R. Carver, Surveyor, No. 271, as follows:

BEGINNING at a point being the northeasterly corner of Lot 51 and the southeasterly corner of Lot 52-B; thence South 44° West 13 feet to a point; thence North 48° 30' West 160.5 feet to a point; thence North 44° East 13 feet to a point, a common corner with Lots 52-A and 52-B; thence following the common line between Lot 52-B and Lot 51 South 48° 30' East 160.5 feet to the point of beginning.

Being a part of the same property conveyed to Ruby B. Simmons by deed from J. L. Newman and wife, Wilda Newman of record in Book 4680, page 61 Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2147, page 53, easements and setback lines of record, all in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 100.00

Subscribed and sworn to before me, this the 31st day of May 19 79

Howard G. Taylor
Affiant

My commission expires: 7-18-82
(Affix Seal)

Notary Public

7054

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 I *do covenant with the said* grantees, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 31st *day of* May, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruby B. Simmons

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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 RUBY B. SIMMONS

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of May, 19 79.

L L Daniel
Notary Public.

Commission Expires 7-18-82

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of , 19 .

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires

IDENTIF. REFERENCE

JUN 4 1 54 PM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 32625.

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
			100.00- CO	
			.26 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	6.75-
7004A06/04/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 326 25

IDENTIF. REFERENCE

JUN 4 1 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688014