BOOK 5459 PAGE 646

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Douglas J. Simpson and wife, Judy A. Simpson	Churchill Mortgage Co.	115-11
(NAME) 6220 Bresslyn Road	1835 Satellite Blvd. & Suite 300	#114
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Atlanta GA 30341	8DZ-70515
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Mortgage Associates, Inc., secured by a deed of trust of record in Book 5054, page 178, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

J. RICHARD YASTRZEMSKI and wife, LYNN W. YASTRZEMSKI

have this day bargained and sold, and do hereby transfer and convey unto the said

DOUGLAS J. SIMPSON and wife, JUDY A. SIMPSON
their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 139 on the Map of West Meade Farms, Inc., Section "F" as of record in Book 1835, page 71, Register's Office for said County.

Said Lot No. 139 fronts 129 feet on the northerly side of Bresslyn Road and runs back between parallel lines 315 feet to a dead line.

Being the same property conveyed to J. Richard Yastrzemski and wife, Lynn W. Yastrzemski, by deed from W. F. Bell, Jr. and wife, Helen B. Bell, of record in Book 5054, page 176, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,408.08

Subscribed and sworn to before me, this the 2nd day of July, 19 79

Affiant Douglas J. Simpson

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 6220 Bresslyn Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

DOUGLAS J. SIMPSON and wife, JUDY A. SIMPSON
their

(successors), heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1979 taxes; plan of record in Bk.1835,p.71 deed of trust in Bk.5054,p.178; restrictions in Bk.2011,p.239

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* DOUGLAS J. SIMPSON and wife, JUDY A. SIMPSON
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 2nd *day of* July, *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.*

J. Richard Yastrzemski

Lynn W. Yastrzemski

BOOK 5459 PAGE 647

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* J. Richard Yastrzemski and wife, Lynn W. Pastrzemski

*the within named 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* 02nd *day of* July, *19* 79

Gail Pigg
Notary Public

Commission expires 2/23/81

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 .....

WARRANTY DEED

FROM

J. Richard Yastrzemski et ux

TO

Douglas J. Simpson et ux

F. 38069

IDENTIF. REFERENCE

JUL 31 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 5459 PAGE 648

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
			62408.00-	CO
			214.24	CO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	200.74-
3903A07/03/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 38069

IDENTIF. REFERENCE

JUL 3 1 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694705