FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19__

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Frank M. Newman, Attorney, 2623 Lebanon Road, Donelson, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Terry K. Simmons et ux (NAME)	Noel-Palmer Company (NAME)	Map 42-15
109 S. Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Par 7
Nashville, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	UD 18560

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, Lee A. Pendarvis and wife, Frances A. Pendarvis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Keith Simmons and wife, Anne Pendarvis 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:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being shown as part of an unnumbered tract on the unrecorded Map of Marthonna, and described as follows:

Beginning at a point in the east margin of Graycroft Road at the northwest corner of the property conveyed to Elsie O. Dunn, by deed from Cumberland Development Company, of record in Book 1970, Page 585, Register's Office for said County, said point being 1,129.2 feet south of Old Hickory Boulevard; thence with said Dunn's north line, south 87° 20' east 268.8 feet to the west line of Block C on said Plan, being at the common corner of Lots 56 and 57; thence along the west line of said Block, northerly 100 feet to the corner of Lots 52 and 53 on said Plan; thence north 87° 20' west 268 feet to the east margin of Graycroft Road; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being the same property conveyed to Lee A. Pendarvis and wife, Dorothy H. Pendarvis (the said Dorothy H. Pendarvis having sinced died and the said Lee A. Pendarvis having sinced married Frances A. Pendarvis) by deed from Sam Roy Kyle and wife, Cary D. Kyle, as of record in Book 2875, page 201, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a lien secured by a deed of trust of record in Book 4866, page 747, in the Register's Office for Davidson County, Tennessee, the obligation to pay which is hereby assumed by the grantees herein.

This is unimproved ( ) improved (XX) property, known as 109 S. Graycroft Avenue, Nashville, Tennessee 37115
(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 31st day of January, 19 80

Lee A. Pendarvis

Frances A. Pendarvis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee A. Pendarvis and wife, Frances A. Pendarvis

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 1st day of January 1980.

Commission expires _____

_____
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 (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 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

LEE A. PENDARVIS ET UX

TO

TERRY KEITH SIMMONS ET UX

F 7 0 8 2 3 RUSH

IDENTIF. REFERENCE

JAN 4 2 59 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5551 PAGE 524

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

5150[illegible].00- CO
135.50 CO TX
.50 PRFE
6.00 [illegible]
CHECK 143.43-
5469A01/06/80 BSL .57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 70823

IDENTIFICATION REFERENCE

JAN 4 3 00 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 735050