Prepared by: Hall, Bedford & Nichols
18th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5620 PAGE 310

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruffner Simmons et ux	Ruffner Simmons Et Ux	142-3
2917 Franklin Rd (NAME: / STREET ADDRESS OR ROUTE NUMBER)	2917 Franklin Rd (NAME / STREET ADDRESS)	Par 74 S.T.
Nash. Tenn 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37204 (CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of ----------

Ten and no/100 ---------- ($10.00) ---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Richard L. Allen and wife, P. Gail Allen

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

Ruffner Simmons and wife, Elsie G. Simmons, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 312 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 312 fronts 100.0 feet on the easterly side of Saddle Drive and runs back between lines 164.0 feet on the northerly line and 180.0 feet on the southerly line to a dead line in the rear on which it measures 101.3 feet.

Being the same property to Richard L. Allen and wife, P. Gail Allen by deed from James E. Patterson and wife, Evelyn Patterson of record in Book 5436, pages 907 and 908 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 $ 8,500.00

Subscribed and sworn to before me, this the 30 day of June, 19 80

My commission expires: Oct. 18, 1981 (Affix Seal)

Affiant

Notary Public

MORGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as Saddle Drive, 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

Ruffner Simmons and wife, Elsie G. Simmons, 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.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of June, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard L. Allen
(Richard L. Allen)

P. Gail Allen
(P. Gail Allen)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joe MORGAN, *a Notary Public in and for said County and State,* Richard L. Allen and wife, P. Gail Allen

*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 30 *day of* June, *19* 80

Joe Morgan
Notary Public

Commission expires Oct. 18, 1981

JOE MORGAN NOTARY PUBLIC DAVIDSON COUNTY

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 .....

CHECK

WARRANTY DEED

FROM
Richard L. Allen et ux

TO
John E. Donovan, Trustee

F 96009

IDENTIF. REFERENCE

JUL 2 1 57 PM '80

FELIX Z. HUDSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Abstract
Morgan & Abstracts
20 S. Cedar Street Clarksville

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

RECEIVED OF _____

FOR _____

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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
			8500.00- CO	
			25.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	28.60-
7546	07/02/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 96009

IDENTIF. REFERENCE

JUL 2 1 57 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 765908