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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Leonard D. Peek

TO
James R. Simmons and wife,
Linda F. Simmons

For draftsman's use

Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Simmons and wife, Linda F. Simmons (NAME)	Same (NAME)	Map 98
Route 6 Earhart Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 27
Mt. Juliet Tenn 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

F 99427

IDENTIF. REFERENCE

Jan 28 2 18 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,600.00 James R. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1988

Notary Public

MY COMMISSION EXPIRES: 6-2-91

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. PUBLIC

For and in Consideration of the sum of Ten and 00/100 ($10.00)---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Leonard D. Peek,

have bargained and sold, and by these presents do transfer and convey unto the said James R. Simmons and wife, Linda F. Simmons, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Located on the Earhart Pike and beginning at an iron railroad spike in the west side of Earhart Pike 32 feet southeast of the southeast corner of the J. D. Foster store porch, the same being 34 feet northwest of an anchor pole and 32 1/2 feet northeast of a power pole, thence in a northerly direction 131 feet to a point in the center of the Earhart Pike, thence in a westerly direction 133 feet to an iron spike in the southern boundary of the Dave A. Foster property, thence, in a southerly direction 144.5 feet to an iron spike in fence line, thence in an easterly direction 123 feet to the point of beginning, containing approximately 4/10 of an acre, more or less.

BEING the same property conveyed to Leonard D. Peek by Deed from Edward N. Ballentine and Ivy Ballentine, tenants in common, of record in Book 5323, Page 252, and re-recorded in Book 5337, Page 629, Register's Office for Davidson County, Tennessee.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Simmons and wife, Linda F. Simmons, their heirs and assigns, forever.

And I do covenant with the said James R. Simmons and wife, Linda F. Simmons, 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, except as hereinabove set forth and for 1980 taxes which are a lien but not yet due and payable and which the Grantees agree to assume and pay.

And I, Leonard D. Peek, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James R. Simmons and wife, Linda F. Simmons, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of July, 1980

Leonard D. Peek

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie D. Smith, a Notary Public in and for said County and State, the within named Leonard D. Peek

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 28th day of July, 1980.

Annie D. Smith, Notary Public.

Commission expires 6-2-81

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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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
			16[illegible]0.00-	CO
			43.16	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	49.6[illegible]-
1991A07/26/80			BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 9. 4 2 7.

IDENTIF. REFERENCE

Jul 28 2 18 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770196