Prepared by: JAMES C. McBROOM, ATTORNEY
707 Nashville Trust Bldg.
Nashville, Tenn. 37201

# WARRANTY DEED

BOOK 5709 PAGE 127

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SHARON RAY SIMMS | SHARON RAY SIMMS | Map 34-9 |
| (NAME) 1507 Monticello Avenue | (NAME) 1507 Monticello Avenue | Par. 16 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115 | (STREET ADDRESS) Madison, Tennessee 37115 | GO-5166 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and----------00/100
($10.00)---------- *Dollars,*

cash in hand paid by the grantee; SHARON RAY SIMMS; unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, CATHERINE E. BRAZIER, unmarried,

*have this day bargained and sold, and do hereby transfer and convey unto the said*
SHARON RAY SIMMS, unmarried,

*the Grantees herein, their (successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 28 and 30 on the Map of BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as of record in Book 421, Page 44, Register's Office for said County; and being designated as Tract No. 5 on the unrecorded survey showing a division of a part of said lots for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, described as follows according to said survey:

BEGINNING at a point in the center line of Monticello Drive, or Avenue, at the corner of Tracts Nos. 5 and 6, said point being 315.5 feet, more or less, North from the center line of Monticello Drive or Avenue; thence with the line between said Tracts 5 and 6, South 88 deg. 19'E 295 feet, more or less, to a point; thence N 2 deg. 45' W 64 feet, more or less, to a corner of Tract No. 4; thence with the line between Tracts 5 and 4; N. 88 deg. 03' W 318.9 feet, more or less, to the center line of Monticello Drive or Avenue; thence with the center line of Monticello Drive or Avenue, South 21 deg. 20' E, 71 feet, more or less, to the point of beginning.

Being the same property conveyed to Clyde A. Brazier and wife, Catherine E. Brazier, by deed from Jerry C. Wolverton and wife, Janis Faye Wolverton, of record in Book 3877, Page 879; said parties having subsequently become divorced and subject property was awarded to Catherine E. Brazier by Decree which decree is being recorded simultaneously herewith 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 $ 30,000.00

Subscribed and sworn to before me, this the 6th day of February, 1981

Affiant Sharon Ray Simms

My commission expires: 1-31-85 (Affix Seal)

Notary Public Grace J. Wilson (Witness)

This is improved (X) unimproved ( ) property, known as 1507 Monticello Avenue, Madison, Tennessee 37115
(House Number) (Street) P.O. Address: (City or Town)

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

*Whenever 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 hands this* 6th *day of* February, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Catherine E Brazier
CATHERINE E. BRAZIER, UNMARRIED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5709 PAGE 128

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* CATHERINE E. BRAZIER, UNMARRIED,

*the within named 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* Nashville, *Tennessee, this* 6th *day of* February, *19* 81

*Commission expires* 1-31-85

Notary Public

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 .....*

9100 02/0[illegible] 84.50- CHECK

**WARRANTY DEED**

FROM

CATHERINE E. BRAZIER, UNMARRIED,

TO

SHARON RAY SIMMS, UNMARRIED

G. 2.8.7.7 5

IDENTIF. REFERENCE

FEB 9 2 44 PM '81

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

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5709 PAGE 129

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

30000.00- CO
78.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 84.50-
9100A02/09/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.8.7.7.5

IDENTIF. REFERENCE

FEB 9 2 44 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 806024