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IDENTIF. REFERENCE

MAR 27 3 32 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

39,900.00 Lavonia Dawn Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 19 81

Notary Public

MY COMMISSION EXPIRES 11-9-82

7321 03/27 110.24 CHECK

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. 1161 MURFREESBORO RD. SUITE 248 NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lavonia Dawn Simmons, unmarried	Mercantile Mortgage Company	59-5
(NAME) 2996 Sunnyview Drive	(NAME) P.O. Box 14569	299
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218	(STREET ADDRESS) St. Louis, MO 63178	13DA 40289
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Curtis Ellis Construction Co., Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lavonia Dawn Simmons, unmarried

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

Being Lot No. 300 on the Plan of Buena Vista Estates, Section 6A, as of record in Book 4660, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 69.20 feet on the northely margin of Sunnyview Drive and extends back between parallel lines 150 feet to a dead line in the rear measuring 64.41 feet thereon.

Being part of the same property conveyed to Curtis Ellis Construction Company Inc. by deed from Earl Hawkins and William C. Greer, Jr., of record in Book 5654, page 5, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property known as 2996 Sunnyview Drive Nashville, TN 37218
(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 my hand this 26TH day of MARCH, 19 81

Curtis Ellis, President

Curtis Ellis Construction Co., Inc.

STATE OF TENNESSEE }

BOOK 5726 PAGE 358

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Curtis Ellis and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Curtis Ellis Construction Co., In the within named bargainor, a corporation, and that (he) as such President and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ~~Curtis Ellis~~ as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 26TH day of MARCH, 19 81

My commission expires 11-9-83

_____
Notary Public

WARRANTY DEED

FROM
Curtis Ellis Construction Co., In

TO
Lavonia Dawn Simmons, unmarried

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5726 PAGE 359

FOR _____

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
			39500.00-	CO
			103.74	CO TX
			.50	PRFEE
			6.00	WDED
			CHECK	110.24-
732	A03/27/81		BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 5 0 8 8

IDENTIF. REFERENCE

MAR 27 3 32 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 813934