FORM NO. WD-1

BOOK 5753 PAGE 494

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,250.00

E. M. McCann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 81

Virginia Bacchus
Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James L. Bass Attorney at Law, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cumberland Builders, Inc (NAME)	SAME (NAME)	69-3
615 Main Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	19
Nashville, Tenn 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-55110

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~~ I, James E. Simmons, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cumberland Builders, Inc., a Tennessee corporation its successors

HEREINAFTER CALLED THE GRANTEES, ~~HEIRS~~ AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 14, Block "GG", on the Revised Plan of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 100 feet on the southeasterly margin of Drakes Branch Road, as measured from the center thereon, and extends back 477.8 feet on the northerly line and 602.2 feet on the southwesterly line to a dead line in the rear, measuring 200.00 feet thereon.

BEING the same property conveyed to James E. Simmons and wife, Charlotte D. Simmons by deed from Harris E. Dowlen and wife, Betty G. Dowlen, of record in Book 5457, Page 601, said R gister's Office. James E. Simmons and Charlotte D. Simmons have since been divorced by final decree in the Fifth Circuit Court for said County in Minute Book 40-B, Page 1067, Rule No. 80D-776. The interest of Charlotte D. Simmons was conveyed by quit claim deed of record in Book 5753, Page 273, said Register's Office.

Conveyance subject to easements of record In Book 4621, Page 640 and Book 3028, Page 462, said Register's Office and subject to the flow of Drakes Creek across so much of the premises as may lie therein.

unimproved (X)
This is improved ( ) property, known as 4014 Drakes Branch Road · Nashville
(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 4th day of June, 19 81

James E. Simmons

STATE OF TENNESSEE
Davidson County

BOOK 5753 PAGE 495

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James E. Simmons, unmarried

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 4th day of June 19 81

Commission expires April 18, 1982 Virginia Brandwein
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ 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 _____ 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
JAMES E. SIMMONS

TO
CUMBERLAND BUILDERS, INC

G 4 4 8 1 1

IDENTIF. REFERENCE

JUN 4 3 10 PM '81

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

PUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

06/24 40.00 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5753 PAGE 496

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
			13250.00-	CO
			34.32	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	40.82-
9393A	06/04/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.4.8.1-1

IDENTIF. REFERENCE

JUN 4 3 10 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 825551