FORM NO. WD-1

BOOK 5753 PAGE 497

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

James E. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 81

Virginia Bowman
Notary Public

MY COMMISSION EXPIRES: April 18, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JAMES L. BASS (NAME) ATTORNEY AT LAW NASHVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Simmons & Linda S. Harper (NAME)	Home Federal Savings & Loan Assoc. (NAME)	12DZ-54560
226 Ewing Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	60-3-37
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, William Thomas and wife, Gayla Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Simmons and Linda S. Harper

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. 17 on the Plan of Hillhurst Acres, Section VI, as of record in Book 2854, Page 62, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Thomas and wife, Gayla Thomas, by deed from Sallie B. Scott, unmarried, of record in Book 5329, Page 469, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the unpaid balance of deed of trust executed by William Thomas, and wife, to Attorney's Title Company, Inc., Trustee, to secure their note payable to Home Federal Savings and Loan Association of Nashville, of record in Book 5329, Page 471, Register's Office for Davidson County, Tennessee, reference to same being made for complete description.

Conveyance subject to restrictions of record in Book 2930, Page 61, said Register's Office. Plan of record in Book 2854, Page 62, said Register's Office shows an Owner's Certificate, a 75 foot setback line from Ewing Lane and 10 foot easement for public utility purposes along the rear of the lot.

Escrow account transferred to Buyer.

This is unimproved {X} improved { } property, known as 226 Ewing Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37207 (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 S hand S this 1st day of June, 19 81

William Thomas

Gayla Thomas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Thomas and wife, Gayla Thomas

the 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 1st day of June 19 81

Commission expires April 18, 1982

Virginia Beaconauer
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

TO

G 44812

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IDENTIF. REFERENCE

JUN 4 3 11 PM '81

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

RECEIVED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1004.157.30 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5753 PAGE 499

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
			55000.00- CO	
			150.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.30-	
9394A06/04/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 4 3 11 PM '81

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

No. 825552