WHEREAS, James E. Simmons and Linda S. Harper Simmons are vested in title as tenants in common to the hereinafter described tract or parcel of land; since the purchase of same they have become husband and wife, and it is the desire and wish of the parties that title to said real estate be vested in James E. Simmons and wife, Linda S. Harper Simmons as tenants by the entirety.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by James L. Bass, Trustee, and other good and valuable considerations, the receipt of all which is hereby acknowledged, and in order to effectuate the purpose and intent of this instrument, We, James E. Simmons and wife, Linda S. Harper Simmons, have bargained and sold and by these presents do transfer and convey unto the said James L. Bass, Trustee, his successors and assigns, with full power and authority vested in said James L. Bass, Trustee, to mortgage, sell, transfer and convey said real estate, without the joinder of any beneficiary, the following tract or parcel of land located and situated in Davidson County, Tennessee, described as follows:

> Being Lot No 17 on the Plan of Hillhurst Acres, Section VI, as of record in Book 2854, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.
>
> Being the property vested in James E. Simmons and Linda S. Harper by deed from William Thomas and wife, Gyla Thomas, of record in Book 5753, Page 497, said Register's Office.

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 L. Bass, Trustee, his successors and assigns, forever.

WE COVENANT with the said James L. Bass, Trustee, 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 except for a deed of trust executed by William Thomas and wife, Gayla Thomas,

Prepared by::
James L. Bass
Attorney at Law
Nashville, Tennessee

to Attorney's Title Company, Trustee, of record in Book 5329, Page 471, Register's Office for Davidson County, Tennessee; deed of trust executed by James E. Simmons and Linda S. Harper to James L. Bass, Trustee, of record in Book 5753, Page 500, said Register's Office; restrictive covenants of record in Book 2930, Page 61, said Register's Office for Davidson County; set back lines, easements and certificate and dedication as appears of record in Plat Book 2854, Page 62, said Register's Office and 1981 property taxes.

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 James L. Bass, Trustee, his successors and assigns, against the lawful claims of all persons, whomsoever.

Now, in order to further effectuate the purpose and intent of this instrument, and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by James E. Simmons and wife, Linda S. Harper Simmons, and other good and valuable considerations, the receipt of all which is hereby acknowledged, I, James L. Bass, Trustee, have bargained and sold and by these presents do transfer and convey unto James E. Simmons and wife, Linda S. Harper Simmons, their heirs and assigns, the real estate hereinabove described.

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 E. Simmons and wife, Linda S. Harper Simmons, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land as Trustee only; by the terms of the instrument have a good and lawful right to sell and convey it and same is unencumbered except as herein stated.

I FURTHER COVENANT and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said James E. Simmons and wife, Linda S. Harper Simmons, their heirs and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but not further or otherwise.

This is improved property known as 226 Ewing Drive, Nashville, 37207

WITNESS OUR HANDS on the 2nd day of ~~September~~ October, 1981.

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James E. Simmons

Linda S. Harper Simmons

James L. Bass, Trustee
James L. Bass, Trustee

ACKNOWLEDGEMENTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named James E. Simmons and wife, Linda S. Harper Simmons, two of the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at offices, Davidson County, Tennessee, on this the 2nd day of ~~September~~ October, 1981.

Notary Public

My commission expires:
My Commission Expires Oct. 17, 1982

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named James L. Bass, Trustee, one of the within named bargainors, 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 offices, Davidson County, Tennessee, this the 23rd day of September, 1981.

Notary Public

My commission expires:
July 16, 1983

Name and Address For Tax Notice:

James E. Simmons
226 Ewing Drive
Nashville, Tennessee 37207

RECEIVED FOR RECORD
OCT 2 2 16 PM '81
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

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