mail

SEND TAX BILLS:
Commerce Union Bank
P.O. Box 2546
Nashville, Tennessee 37219

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

ADDRESS NEW OWNER
BOYD A. SIMMONS
6204 Melbourne Drive
Nashville, Tn. 37215

Map Parcel No. 3D57850
96-10
1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JIMMY R. HUNTER AND WIFE, SHIRLEY B. HUNTER, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto BOYD A. SIMMONS AND WIFE, ETHEL B. SIMMONS, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

Being Lot No. 44 on the Plan of Donelson Heights as of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy R. Hunter and wife, Shirley B. Hunter by deed from James Pickett and wife, Barbara Pickett of record in Book 5084, Page 818, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 5084, Page 820, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

FILED FOR RECORD
Nov 16 8 56 AM '81
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIFICATION REFERENCE

56145

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

THE GRANTOR further covenants and bind themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 12 day of November, 1981.

Jimmy R. Hunter
JIMMY R. HUNTER

Shirley B. Hunter
SHIRLEY B. HUNTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named SHIRLEY B. HUNTER, the 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 Hendersonville, Tennessee, this the 12 day of Nov. 1981.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named JIMMY R. HUNTER, 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 the 11 day of Nov., 1981.

Robert Ray Young
NOTARY PUBLIC

My Commission Expires:
9-13-82

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 31,328.67.

B. Simmons
AFFIANT

Subscribed and sworn to before me, this the 12 day of November, 1981.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5819 PAGE 139

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
			31328.67- CO	
			81.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.88-
8146A	11/16/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.6.8145

IDENTIF. REFERENCE

NOV 16 8 56 AM '81

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

No. 853248