ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
DENNIS W. SIMS (NAME)	DENNIS W. SIMS (NAME)	Map 94-2
1807 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	1807 Long Avenue (STREET ADDRESS)	Parcel 97
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5840 PAGE 527

For and in consideration of the sum of Ten and----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the grantee; DENNIS W. SIMS, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, NANCY MARTIN and SUE PENICK,

have bargained and sold, and by these presents do transfer and convey unto the said DENNIS W. SIMS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 166 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to NANCY MARTIN and SUE PENICK, by deed from Lillie L. Haywood, unmarried, of record in Book 4823, Page 368, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1807 Long Avenue, Nashville, Tennessee 37206
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 13th day of January, 1982.

Sue Penick
SUE PENICK

Nancy Martin
NANCY MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5840 PAGE 528

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY MARTIN and SUE PENICK,

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 13th day of January, 19 82

My commission expires July 21st, 1984 Notary Public Thomas A. Gupton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Dennis Wayne Sims
DENNIS W. SIMS

Sworn to and subscribed before me
this 13th day of January, 19 82.

My commission expires July 21st, 1984 Notary Public Thomas A. Gupton

This instrument was prepared by:	
Name	Address

7083 01/14 79.30-- CHECK

WARRANTY DEED

FROM NANCY MARTIN and SUE PENICK

TO DENNIS W. SIMS

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENN.
FEE $ 1.00 REGISTER'S

JAN 14 11 28 AM '82

IDENTIFICATION REFERENCE

375123

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

RECEIVED OF _____ BOOK 5840 PAGE 529

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

26000.00- CO
72.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
7063A01/14/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 5 1 2 3

IDENTIF. REFERENCE

JAN 14 11 28 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 861821