Ellis Bk 4

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Keith B. Simmons, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	104-9-41
3814 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 926 (STREET ADDRESS)	26W-2290
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5866 PAGE 297

For and in consideration of the sum of One Hundred Seven Thousand ($107,000)---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged,

We, Paul M. DuBois and Kristy DuBois

have bargained and sold, and by these presents do transfer and convey unto the said Keith B. Simmons and Kay S. Simmons,

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 parts of Lots Nos. 201 and 203 of Block 10, Division "A", Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, which plan does not show said block divided into lots but according to a printed copy of an unregistered plan subdividing said block into lots said parts of 201 and 203 are described as follows:

Beginning at a point in the northerly margin of Richland Avenue 378 feet east of the easterly margin of Wilson Avenue, at S. Y. MCCARROL'S southeast corner, being the property conveyed to him by deed of record in Book 1084, page 327, of the Register's Office for Davidson County, Tennessee; thence along MCCARROL'S easterly line northerly 192.5 feet to an alley; thence with the margin of said alley, easterly 50 feet to a point 377 feet west of the westerly margin of Christopher Street; thence southerly 192.5 feet to the north margin of Richland Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Paul M. DuBois, unmarried by deed from Mary H. McDaniel, unmarried, as of record in Book 5399, page 605, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3814 Richland Avenue (House Number) (Street)
Nashville, Tennessee 37205
(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.

*unencumbered except for Metro taxes for the year 1982 which have been pro rated and will be assumed by buy

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 24th day of February, 19 82.

Paul M. DuBois
Kristy DuBois

STATE OF ~~TENNESSEE~~ Maine

COUNTY OF ~~DAVIDSON~~ Hancock

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Personally appeared before me, Landa L. Briggs, a Notary Public in and for said County and State, the within named Paul M. DuBois and Kristy DuBois

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 Bar Harbor, this 24th day of February, 19 82.

My commission expires ~~11 TIMES~~ Notary Public Landa L. Briggs

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 $ 107,000.00

This is equal to or greater than the property would bring at a fair ~~and voluntary~~ sale.

Keith B. Simmons

Sworn to and subscribed before me this 26th day of March, 19 82.

Robert C. Watson

My commission expires ~~4/22/84~~ July 18, 1982 Notary Public

Robert C. Watson	This instrument was prepared by:	121 17th Avenue, South
WOODS, BRYAN, WOODS & WATSON, A Professional Law Association,		Nashville, TN 37203
Name		Address

9982 03/26 294.75 CHECK

WARRANTY DEED

FROM PAUL M. DUBOIS and KRISTY DUBOIS

TO KEITH B. SIMMONS and KAY S. SIMMONS

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENN.
FEES & TAXES RECEIVED

MAR 26 4 15 PM '82

IDENTIF. REFERENCE

68411

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

RECEIVED OF _____

FOR _____

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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

	107000.00-	CO
	278.20	CO TX
	.50	PRFEE
	6.00	MDEED
	CHECK	284.70-
8982A03/26/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68.48 1 1

IDENTIFICATION REFERENCE

MAR 26 4 15 PM '82

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

No. 873248