OFFICIAL RECEIPT

BOOK 5920 PAGE 512

FORM NO. WD-1

H 0 2 7 9 7

IDENTIF. REFERENCE

AUG 6 9 09 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Robert A. Juhasz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August, 1982

Elizabeth J. Hyde
Notary Public

MY COMMISSION EXPIRES: 11/13/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harris & Leach, P.C., 2 Music Circle South, Nashville, TN 37203
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert A. Juhasz et ux (NAME) | Third National Bank (NAME) | 142-3-84 |
| 7379 Bridle Drive (STREET ADDRESS OR ROUTE NUMBER) | Post Office Box 2628 (STREET ADDRESS) | 9D-6741 |
| Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 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, Henry Clifton Simmons, III et ux Joan Peyton Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Juhasz et ux Deborah D. Juhasz

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:

Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of the Resubdivision of Lots 283 and 284 of Walnut Hill Manor, Section I, as of record in Book 4885, page 124.

Said Lot No. 284 fronts 114.18 feet on the southwesterly margin of Bridle Drive and extends back 166.97 feet on the southeasterly line and 135.10 feet on the northwesterly line, to a line in the rear measuring 108.09 feet.

Being the same property conveyed to Henry Clifton Simmons, III and wife,Joan Peyton Simmons, by deed from Donald F. Fox and wife, Nancy N. Fox, of record in book 5243, page 476, Register's Office for Davidson County, Tennessee.

The grantees herein assume and agree to pay the principal blance due and future interest on a certain note dated January 13, 1978, in the original principal sum of $50,000.00, payable to Third National Bank in accordance with the terms and conditions therein, said note being secured by a deed of trust of record in Book 5243, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5057, page 885, Book 4643, page 946, and the plan of record in Book 4885, page 124, as amended in Book 5257, page 632, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7379 Bridle Drive, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 4 day of August, 1982

Henry Clifton Simmons, III

HENRY CLIFTON SIMMONS, III

Joan Peyton Simmons

JOAN PEYTON SIMMONS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Clifton Simmons, III et ux Joan Peyton Simmons

the bargainors, 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 Davidson County, Tennessee, this 4 day of August 19 82

Commission expires 1/15/83

Elizabeth J. Dudley
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) (they) as such _____ and _____, 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**

HENRY CLIFTON SIMMONS, III
and wife
JOAN PEYTON SIMMONS

**TO**

ROBERT A. JUHASZ
and wife
DEBORAH D. JUHASZ

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____ BOOK 5920 PAGE 514

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 |
|---|---|---|---|---|
| | | | 78000.00- CO | |
| | | | 202.80 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 209.30- |
| 1778A08/06/82 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H.O. 7.97

IDENTIF. T REFERENCE

AUG 6 9 09 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 895184