B0436

This Instrument Prepared By:

Orrick, Kelly, Herrington & Sutcliffe, 23rd Floor, First [illegible]

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105 14 308	Mr/Mrs R. Steve Sims 1916 19th Avenue, South Nashville, TN.37212	Leader Federal Savings & Loan 158 Madison Avenue Memphis, TN. 38103
FIELD BOOK NUMBER(S) 226 65477	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 837 Glen Avenue	LOAN OR ACCOUNT NO. 157390-6 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated March 11, 1983, in the original principal sum of $41,700.00, payable to Leader Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by William R. Hostettler and wife, et al, to Leader Enterprises, Inc., Trustee, as of record in Book 6019, page 921,

BOOK 6039 PAGE 138

WILLIAM R. HOSTETTLER and wife, MONICE HOSTETTLER and JOHN J. MADDEN and wife, CHELL MADDEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. STEVE SIMS and wife, TERRY G. SIMS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Hostettler Subdivision, as of record in Book 5800, page 100, Register's Office for said County, to which plat reference is here made for a more complete and accurate description.

Being part of the property conveyed to William R. Hostettler and John J. Madden by deed from Howard E. Walker and Joyce E. Walker, as of record in Book 5826, page 963.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is 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 shown above and 1983 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14 day of April, 1983.

William R. Hostettler

Monice Hostettler

John J. Madden

Chell Madden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6039 PAGE 139

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named William R. Hostettler and wife, Monice Hostettler and John J. Madden and wife, Chell Madden 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, the 14 day of April, 19 83.

My commission expires: 7-27-86

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April 19 83

MY COMMISSION EXPIRES: 7-27-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

WILLIAM R. HOSTETTLER AND WIFE ET AL

TO

R. STEVE SIMS AND WIFE

H 42169

IDENTIF. REFERENCE

APR 15 3 03 PM '83

REGISTER

TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ___, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____ BOOK 6039 PAGE 140

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

51200.00-	CO	
135.12	CO TX	
.50	PRFEE	
6.00	WDEED	
	CHECK	139.62-
0612A04/15/63	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 42 1 69

IDENTIF. REFERENCE

APR 15 3 03 PM '63

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 942329