This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
First American Center
Nashville, Tennessee 37238

243819

OFFICIAL RECEIPT

WARRANTY DEED

BOOK 6168 PAGE 255

ADDRESS, NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Lee Simmons Queen Esther Simmons	First American National Bank	
(NAME)	Real Estate Group	
812 Halcyon Avenue	3rd Floor, First American Center	Map 118-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37204	Nashville TN 37237	Parcel 411
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars,

Cash in hand paid by David Lee Simmons and wife, Queen Esther Simmons and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Albert H. Wilson and wife, Ruth B. Wilson

have this day bargained and sold, and do hereby transfer and convey unto the said David Lee Simmons and wife, Queen Esther Simmons

certain real estate in Davidson County, Tennessee, as follows: the Grantees herein, their (successors), heirs and assigns,

Two Tracts of land in Davidson County, Tennessee described as follows:

TRACT 1:

Land in the 7th District , formerly the old 10th Civil District of Davidson County, Tennessee, including the west half of Lot No. 5 on the Map of Dodd & Woodard's Subdivision, as of record in Book 332, page 132, of the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning in the northerly margin of Halcyon Avenue at a point 50 feet easterly from the southwest corner of said Lot 5 in the said subdivision; running back thence westwardly with the northerly margin of Halcyon Avenue and 100 feet to a point; thence northerly 135 feet to a point in the southerly margin of Mrs. Jessie Frank lot, the said point being 40 feet west of the north west corner of said lot 5; thence easterly 90 feet to a point 50 feet east of the northwest corner of said lot No. 5; thence southerly 150 feet to the beginning.

TRACT 2:

Being parts of Lots Nos. 10 and 11 in the Bransford Realty Company, Montrose Park Subdivision, a plan of which is of record in Plan Book 547, page 25, Register's Office for Davidson County, Tennessee; described as follows:

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 31st day of October, 19 83

Affiant: David Lee Simmons

My commission expires: 5-20-87 (Affix Seal)

Notary Public: Judy A Dobbs

This is improved ( ) property, known as 812 Halcyon Avenue (House Number) (Street) Nashville, Tennessee 37204 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 31st day of October, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert H. Wilson

Albert H. Wilson

Ruth B. Wilson

Ruth B. Wilson

11/02 123.50- CHECK

9588

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6168 PAGE 256

Personally appeared before me, Judy A Dobbs *for said County and State,* Albert H. Wilson and wife, Ruth B. Wilson *a Notary Public in and*

*the within named 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 31st *day of* October *, 19* 83

Judy A Dobbs *Notary Public*

Commission expires 5-20-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

Beginning at the northwest corner of the tract first described in this deed and running along the northerly line of said first tract 90 feet to the northeast corner of said first tract; thence running back between parallel lines northerly from the north west corner of first tract and the north east corner of the first tract 34 feet on the west line and 26 feet on it's east line to a dead line, and fronting on dead line 90 feet.

Being the same property conveyed to Alvert H. Wilson and wife, Ruth B. Wilson, by deed from Thomas E. Hargrove and wife, Elizabeth Hargrove, of record in Book 3640, page 229, Register's Office for Davidson County, Tennessee.

FILED
DAVIDSON COUNTY, TN
'83 NOV 2 8 57 AM

IDENTIF. REFERENCE

H 8 3 8 5 0

WARRANTY DEED

FROM
Albert H. Wilson, et ux

TO
David Lee Simmons, et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____ BOOK 6168 PAGE 257

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
			45000.00- CAMT.	
			117.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
9588A	11/02/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H83850

IDENTIF. REFERENCE

Nov 2 8 57 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 990511