OFFICIAL RECEIPT

BOOK 6185 PAGE 942

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Irby Clifford Simpkins, Jr. 1100 Broadway Nashville, Tennessee 37202	Same	131-9-10
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Martha Stallings Lagerquist, James I. Vance Berry, and Third National Bank in Nashville, as Co-Executors of the estate of Anne Dale Stallings (the "Grantors") and Martha Stallings Lagerquist and her husband, John R. Lagerquist, individually, have bargained and sold, and by these presents do transfer and convey unto Irby Clifford Simpkins, Jr. (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is residential property, known as 5309 Hillsboro Pike.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me this 1st day of December, 1983.

Notary Public
My Commission Expires: 11-1-87

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of December, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ESTATE OF ANNE DALE STALLINGS

By: Martha Stallings Lagerquist
Martha Stallings Lagerquist

By: James I. Vance Berry
James I. Vance Berry

By: THIRD NATIONAL BANK IN NASHVILLE

By: Alan H. Smith
First Vice President &
Trust Officer

Martha Stallings Lagerquist
Martha Stallings Lagerquist

John R. Lagerquist

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ANDREA BARACH, a Notary Public in and for said County and State, the within named Martha Stallings Lagerquist, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, both individually and in her capacity as co-executor of the estate of Anne Dale Stallings, deceased, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December, 1983.

Andrea Barach
Notary Public

My Commission Expires: 4-1-87

OFFICIAL RECEIPT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, a Notary Public in and for said County and State, the within named James I. Vance Berry, a co-executor of the estate of Anne Dale Stallings, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December, 1983.

Andrea Barach
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Andrea Barach, a Notary Public of the State and County aforesaid, personally appeared Alden H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be First Vice President and Trust Officer of Third National Bank in Nashville, a co-executor of the estate of Anne Dale Stallings, deceased, the within named bargainor, a banking corporation, and that he as such First Vice Pres. and Trust Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as First Vice Pres. and Trust Officer

WITNESS my hand and seal, at office in Nashville, Davidson, this 1st day of ~~November~~ December, 1983.

Andrea Barach
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, a Notary Public in and for said County and State, the within named John R. Lagerquist, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December, 1983.

Andrea Barach
Notary Public

My Commission Expires: 11-1-82

RUSS

IDENTIF. REFERENCE

H 8 9 6 1 4

DEC 1 3 59 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

EXHIBIT A

DESCRIPTION:

Land in Davidson County, Tennessee, described as follows:

Being a tract of land consisting of 13 1/2 acres, more or less, located on the west side of Hillsboro Road and lying between the property owned by Lucylle Oliver Zanone and Louise S. Lindenburg, (now Hugh Hobbs, Jr.) and bounded on the east by the Hillsboro Road, and on the west by the rear line of Zanone extended to the Lindenburg (now Hobbs) line, and according to an unrecorded map prepared by Z. J. Wilkinson, Surveyor, on January 29, 1938, being a map of Westhaven, which property is more particularly described as follows:

Being lots Nos. 28 and 29 and the easterly parts of lots 27 and 30 on said unrecorded plan beginning at a point in the westerly margin of the Hillsboro Road, at the northeast corner of lot No. 28, being Zanone's southeast corner; running thence in a southwesterly direction along the westerly margin of Hillsboro Road 648 feet, more or less, to the northeast corner of the Lindenburg (now Hobbs) property, the southeast corner of lot 29; thence in a westerly direction along Lindenburg's (now Hobbs) north line also with the southerly line of lots 29 and 30, 923.7 feet, more or less, to a point; thence in a northerly direction 562 feet, more or less, to Zanone's west line; thence in an easterly direction with the common boundary line between Zanone's property and lots Nos. 27 and 28, 990 feet, more or less, to the point of beginning. The foregoing description described a tract of land, the bounds of which are entirely embraced within the property described in and conveyed by the said deed of trust, from Guilford Dudley, et ux to Parkes Armistead, Trustee, recorded in book 890, page 331, wherein the property is described as follows:

Being tract No. 8 on the plan of the subdivision of the Dudley land, on the west side of Hillsboro Turnpike, not of record, described according to a survey made on January 29, 1931, by Erle Drake, County Surveyor, as follows:

Beginning at a planted stone, the corner of lots 7, 8 and 9; thence south 64 1/2° east 946 feet to the center of the Hillsboro Turnpike; thence north 26 1/2° east 655 feet to a point in the center of said Turnpike; thence north 69 1/2° west 1001 feet to a point in the line between lots 8 and 9, according to said plan; thence south 21 1/4° west 562 feet to the point of beginning. The Hillsboro Turnpike herein referred to is as originally located and not as now located, since the buildings of said Turnpike.

Being the same real property conveyed to Anne Dale Stallings and husband, Jesse F. Stallings by deed from Dewitt C. Thompson, Jr. and wife, Mary G. Thompson of record in Book 2752, page 481, Register's Office for Davidson County, Tennessee, the same having become vested in Anne Dale Stallings as surviving tenant by the entirety upon the death of Jesse F. Stallings on March 24, 1979, and in turn in Martha Stallings Lagerquist, James I. Vance Berry and Third National Bank in Nashville as co-executors, upon the death of Anne Dale Stallings on August 26, 1983, by will of record in Will Book 144, page 369, Probate Court Clerk's Office for Davidson County, Tennessee.

12/01 1250.50- CHECK #

5483

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6185 PAGE 947

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

475000.00- CAMT.
1235.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 1250.50-
6483A 12/01/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H89614

IDENTIF. REFERENCE

DEC 1 3 59 PM '63

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 997187