FORM NO. WD-1

BOOK 6208 PAGE 454

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES: 10/12/84

(AFFIX SEAL)

QUIT-CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
DELTA TITLE COMPANY-4041 KNIGHT ARNOLD ROAD-MEMPHIS, TN 38118
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN JOSLEYN (NAME)	OWNER (NAME)	33-16-72
206 MONTCHANIN TERRACE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D-41682
OLD HICKORY, TN 37138 (CITY) (STATE) (P. O. ZIP)	(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, RUFFNER SIMMONS, and wife, ELSIE G. SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ~~UNTO~~ all of our one-third interest, right and title in and to the following described property to STEPHEN R. JOSLEYN and GARY NELSON,

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. 53 on the Plan of Primrose Meadows, Section I, of record in Book 4675, Page 18 of the Register's Office of Davidson County, Tennessee.

Said Lot 53 fronts 65 feet on the westerly margin of Macfie Drive and extends back 188.45 feet on the northerly line and 159.87 feet on the southerly line to a broken line in the rear measuring 98.15 feet thereon.

Being the same property conveyed to the grantors by virtue of a warranty deed being filed of record in Book 6015, Page 973 of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4737, Page 801 and amended in Book 5039, Page 484 of the Register's Office for said county; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 213 Macfie Dr., Madison, TN 37115
(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 27th day of December, 19 83

X _____
RUFFNER SIMMONS

X _____
ELSIE G. SIMMONS

01/05 CK

4044

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 RUFFNER SIMMONS, and wife, ELSIE G. SIMMONS,

the bargainor, 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, Davidson County, Tennessee, this 27th day of December 19 83.

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
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

QUIT-CLAIM DEED

FROM
RUFFNER SIMMONS, et ux

TO
STEPHEN R. JOSLEYN and
GARY NELSON

FILED
DAVIDSON COUNTY, TN
JAN 5 11 54 AM '84

Delta Title Company
Titles Guaranteed
4041 KNIGHT ARNOLD ROAD
MEMPHIS, TN 38118

TOWHITE REFERENCE

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