FEE ID

FORM NO. WD-1

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 29th DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES: 10/31/84

(AFFIX SEAL)

BOOK 6227 PAGE 748

QUIT-CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY

DELTA TITLE COMPANY-4041 KNIGHT ARNOLD RD.-MEMPHIS, TN 38118
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN R. JOSLEYN and GARY NELSON (NAME)	SAME (NAME)	M-118-1
206 Montchanin Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P-337
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W-13095

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~~ quitclaimed, 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 the westerly part of Lot No. 20 on the Plan of Noel's Idlewild Addition, as of record in Book 161, Page 120 of the Register's Office for said County.

Said part of Lot No. 20 fronts 50 feet on the northerly side of Halcyon Avenue and runs back 150 feet on the easterly line and 151 feet on the westerly line with the easterly margin of 10th Avenue, South, to an alley, measuring 50 feet, more or less thereon.

Being the same property conveyed to the grantors by virtue of a warranty deed being filed for record in Book 5817 Page 79 of the Register's Office of Davidson County, Tennessee.

FILED FOR RECORD
DAVIDSON COUNTY, TN
FEB 7 10 53 AM '84
REGISTER
IDENTIFICATION REFERENCE
10198 1

This is unimproved (X) property, known as unimproved (X) 926 Halcyon Avenue, Nashville, Tn.
(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 hands this 29th day of December, 1983.

X
RUFFNER SIMMONS

X
ELSIE G. SIMMONS

02/07 5.00-

STATE OF TENNESSEE
Davidson County

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 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, Davidson County, Tennessee, this 29th 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

~~WARRANTY DEED~~
QUIT-CLAIM DEED

FROM

RUFFNER SIMMONS, et ux

TO

STEPHEN R. JOSLEYN and

GARY NELSON

Delta Title Company

Titles Guaranteed

~~MEMPHIS, TENNESSEE~~
~~NASHVILLE, TENNESSEE~~

4041 KNIGHT ARNOLD ROAD
MEMPHIS, TN 83118