FORM NO. WD-1

BOOK 6235 PAGE 360

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 84

Notary Public

MY COMMISSION EXPIRES: 10-4-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James L. Smith, Atty., 315 West Main, Hendersonville, TN 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Simpson, Jr. et ux (NAME)	Jim Simpson, Jr. et ux (NAME)	Map 43-5
107 Cunniff (STREET ADDRESS OR ROUTE NUMBER)	107 Cunniff (STREET ADDRESS)	Parcel 53
Goodlettsville, TN (CITY) (STATE) (P. O. ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	11 D 60185

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, RALPH T. GRAGG and wife, DOLORES S. GRAGG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM SIMPSON, JR. and wife, JAN SIMPSON

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 southerly 51 feet of Lot No. 8 and the northerly 25 feet of Lot No. 9 of Block "A" on the Map of Crestview Estates, as of record in Book 843, page 81, Register's Office for said County.

Said parts of Lots Nos. 8 and 9 front together 76 feet on the westerly side of Brooks Avenue and runs back between parallel lines 155.4 feet to a dead line.

Being the same property conveyed to Ralph T. Gragg and wife, Dolores S. Gragg, by deed from William R. Inglis and wife, Rubye O. Inglis, of record in Book 5280, page 360, Register's Office for Davidson County, Tennessee.

I 0 4 4 9 0

IDENTIF. REFERENCE

FEB 23 8 53 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

CHECK

This is unimproved ( ) improved (X) property, known as 815 A & B Brooks Avenue, Madison, Tennessee 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 20th day of February, 19 84

Ralph T. Gragg

Dolores S. Gragg

02/23 119.34

4894

STATE OF TENNESSEE
Davidson County
Sumner

BOOK 6235 PAGE 361

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph T. Gragg and wife, Dolores S. Gragg

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 Hendersonville, Tennessee, this 20th day of February 19 84 A.D.

Commission expires 4-19-87

Patricia A. Norman
Notary Public

PATRICIA A. NORMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson 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

FROM

RALPH T. GRAGG and wife,

DOLORES S. GRAGG

TO

JIM SIMPSON, JR. and wife

JAN SIMPSON

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 6235 PAGE 362

RECEIVED OF _____

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

43450.00- CAMT.
112.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 119.34-
4894A02/23/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.90
I O 4

IDENT. REFERENCE

FEB 23 8 53 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15045