BOOK 5257 PAGE 284

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 16 day of March 19 84

My commission expires: 10/20/85 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC AT LARGE PATRICIA S

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Michael T. Simpkins	Engel Mortgage Company, Inc.
1030 Pleasant View Drive	P.O. Box 847
STREET ADDRESS Nashville, Tennessee 37214	STREET ADDRESS Birmingham, AL 35201
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 108-16	PARCEL NO. 9

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Delwood O. Hirsch and wife Tine' M. Hirsch

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael T. Simpkins, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 9-A, Zone Lot Division of Lots 8, 9 and 39, Section One, on the Plan of Percy Priest Woods, as of record in Plat Book 5200 at page 701, amending Plat Book 5200, Page 472 , Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Delwood O. Hirsch and wife Tine' M. Hirsch by deed from Delwood O. Hirsch and wife Tine' M. Hirsch, recorded in Book 6223, Page 438, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Engel Mortgage Company, Inc., recorded in Book 6223 at page 441, Register's Office for Davidson County, which the Grantees herein agree to assume and pay.

111374

IDENTIF. REFERENCE

MAR 26 4 11 PM '84

FEE $ RECORDED IN REGISTER DAVIDSON COUNTY, TN

THIS IS • IMPROVED PROPERTY KNOWN AS 1030 Pleasant View Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 16 day of March 19 84

Delwood O. Hirsch

Tine' M. Hirsch

03/26 Inst. No.

3212

State of Tennessee
County of Davidson

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On this 16 day of March, 19 84, before me personally appeared Delwood O. Hirsch and wife Tine' M. Hirsch to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

10/20/85

Patricia Ann Johnson
Notary Public

Patricia Ann Johnson

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

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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

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 162.50-
3212A03/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 1 3 7 4

IDENTIF. REFERENCE

MAR 28 4 11 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 23131