Address New Owner:	Send Tax Bills to:	Map/Parcel
SUSIE THOMAS, etal 4217 Hydes Ferry Rd. Nashville, Tenn. 37218	Same	Map 81-11 Par 63 8DA-11275

WARRANTY DEED

FOR AND IN CONSIDERATION 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, GRACE SIMMONS, sole surviving heir at law of Zennie Ewing, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said SUSIE THOMAS, a 1/3 undivided interest, BEVERLY THOMAS, a 1/3 undivided interest and D. JOHNIENE THOMAS, a 1/3 undivided interest, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 304 on the Map of J. M., T. J., and G. W. Harding's Plan of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 304 fronts 50 feet on the easterly side of 22nd Avenue North and runs back between parallel lines, 158 feet to an alley.

Being the same property conveyed to Tolbert Ewing and wife, Zennie Ewing, by deed from Major Grover Brown, of record in Book 1813, Page 311, Register's Office for Davidson County, Tennessee. The said parties having since died; The said Tolbert Ewing having predeceased the said Zennie Ewing. Grace Simmons acquired title to the property as sole surviving heir at law of Zennie Ewing. Charles Simmons joins in this conveyance to convey any marital rights he may have as husband of Grace Simmons.

This instrument is made subject to a deed of trust of record in Book 5034, Page 627, said Register's Office and to all applicable local government planning, building and zoning regulations. Any easements of record.

This is improved property known as 1734 22nd Ave. North, Nashville, TN and is being sold in "as is" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said SUSIE THOMAS, BEVERLY THOMAS and D. JOHNIENE THOMAS, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered, except as herein stated.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

3534 24/15 21.72- CHECK

Whenever 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 on this the 3RD day of April, 1984.

Grace Simmons
GRACE SIMMONS

Charles W. Simmons
CHARLES SIMMONS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $9,675.00.

Grace Simmons
AFFIANT

Subscribed and sworn to before me on this the 3RD day of April, 1984.

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GRACE SIMMONS and husband, CHARLES SIMMONS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of April, 1984.

I 15517

IDENTIF. REFERENCE

APR 16 8 03 AM 1984

FEE $ WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6270 PAGE 747

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

9675.00- CAMT.
25.22 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 31.72-
8534A04/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5517

IDENTIF. REFERENCE

APR 16 8 00 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28283