BOY 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,700.00

William Boyd Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June, 1984

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

BOOK 6315 PAGE 2

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett, 7003 Chadwick Drive, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Boyd Price (NAME)	Security Financial and Mortgage Corporation (NAME)	
304 East Tanksley Avenue (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	119-13-281
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	6DA-32007

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, Estate of Clara Dell Simmons, Donna Ree Kaminski, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Boyd Price and wife, Janice M. Price

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 1/2 of Lot No. 27 on the Plan of the Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

SAID part of Lot No. 27 fronts 50 feet on the northerly side of East Tanksley Avenue and extends back between parallel lines 153 feet to an alley.

Being the same property conveyed to Martin Lynn Simmons and wife, Clara Dell Simmons by deed from Max L. Garton and wife, Nina S. Garton of record in Book 4613, Page 270, Register's Office, Davidson County, Tennessee. The said Martin Lynn Simmons and Clara Dell Simmons have died. Clara Dell Simmons will is of record in Will Book 145, page 338, said Register's Office.

This instrument is executed by Dan Paulus on behalf of Donna Ree Kaminski as her Attorney in Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

This is ~~unimproved~~ improved (~~XX~~) property, known as 304 East Tanksley Avenue, Nashville, TN 37211
(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 my hand this 5th day of June, 19 84

Estate of Clara Dell Simmons
BY: Donna Ree Kaminski
Donna Ree Kaminski, Executrix
BY: Dan Paulus, Atty in Fact

120 12

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

BOOK 6315 PAGE 3

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

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 Estate of Clara Dell Simmons

TO William Boyd Price

Janice M. Price

I 2 8 9 1 2

IDENTIF. REFERENCE

JUN 13 1 57 PM '84

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180
Phone: (615) 244-8100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Paulus, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Donna Ree Kaminski as her Attorney in Fact as the free act and deed of the within named Donna Ree Kaminski

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of June, 1984.

N Eddie Montgomery
Notary Public

My Commission Expires: 1-18-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6315 PAGE 4

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

43700.00- CAMT.
113.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.12-
4786AD6/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I28912

IDENTIF. REFERENCE

JUN 13 1 57 PM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No.0044096