FORM NO. WD-1

BOOK 6324 PAGE 680

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1984.

Notary Public

MY COMMISSION EXPIRES: July 24, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Sims, Jr. (NAME)	Owner (NAME)	Map 81-7 Par 523 Par 524
2619 Jefferson St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, EDWIN H. SMIRNOW, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM SIMS, JR.

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:

Being Lots Nos. 12 and 13 on the plan of subdivision of Lot No. 1 in the Woodard Property, called Maple Grove Plan, as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 45 feet on the northerly side of Buchanan Street, formerly the Hydes' Ferry Pike, and runs back between parallel lines with the westerly margin of 10th Avenue North, formerly Maple Street, 153 feet and 5 inches to an alley. Said Lot No. 13 fronts 33-1/3 feet on the northerly side of Buchanan Street, formerly the Hydes' Ferry Pike and runs back between parallel lines 153 feet and 5 inches to an alley.

Being the part shown as Tract II of the same property conveyed to Edwin H. Smirnow, Trustee, by deed, from Reynold Bubis, of record in Book 4938, page 621, Register's Office for Davidson County, Tennessee

131818

IDENTIF. REFERENCE

JUN 27 8 13 AM '84

FEE $ TAX $ DAVIDSON COUNTY, TN

RUSH

CHECK

This is unimproved ( ) improved (X) property, known as 1000 Buchanan Street, Nashville, Tenn. 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

06/27 37.70-

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 19th day of June, 1984

x Edwin H. Smirnow Trustee
Edwin H. Smirnow, Trustee

9860

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named Edwin H. Smirnow, Trustee

/ who was proven to me on the basis of satisfactory evidence to be
/ the person herein named

the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19 day of June, 19 84

Commission expires 1-19-86

Thelma M. Sager
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
EDWIN H. SMIRNOW, Trustee

TO
SAM SIMS, JR.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			[illegible]	[illegible]
			31.20	CDTAX
			.50	PRFEE
			6.00	ADMIN
			CHECK	37.70-
8260A06/27/84			DAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 8 1 6

IDENTIF. REFERENCE

JUN 27 8 13 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0047467