BOOK 6328 PAGE 380

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$53,412.04 Linda F. Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 13th DAY OF June, 19 84

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Simpson (NAME)	Mortgage Corporation of the South (NAME)	5DU-60971
109 Catawba Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	162-3
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	263

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, Charles L. Pieratt and wife, Carole Pieratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Simpson and wife, Linda F. 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 Lot No. 186 on the Plan of Haywood Hills, Section III, as of record in Book 4460, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 50.00 feet along the westerly margin of Catawba Court and extends back 174.29 feet on the northerly line and 154.47 feet on the southerly line to a broken line on the rear on which it has a total measurement of 96.0 feet.

BEING the same property conveyed to Charles L. Pieratt and wife, Carole Pieratt and Powell Timothy Ellis by deed from The Forest Park Baptist Church of record in Book 5521, page 119, REgister's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4691, page 670, said Register's Office, and all other building setback line and easements of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust of record in Book 5148, page 262, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

CHECK

This is improved (XX) unimproved ( ) property, known as 109 Catawba Court Antioch, TN 37013
(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 13th day of June, 19 84

x Charles L. Pieratt — x Carole Pieratt
Charles L. Pieratt — Carole Pieratt

Powell Timothy Ellis

262

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6328 PAGE 381

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Pieratt etux Carole Pieratt

the bargainors, 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 Nashville, Tennessee, this 13th day of June, 19 84

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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

RUSH

FILED FOR RECORD
JUN 29 3 02 PM
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 3 4 2 7 1 0

WARRANTY DEED

FROM
Charles L. Pieratt and wife,
Carole Pieratt and
Powell Timothy Ellis

TO
James R. Simpson and wife,
Linda F. Simpson

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF OKLAHOMA
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named POWELL TIMOTHY ELLIS the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Okla City, Oklahoma, this the 18 day of June, 1984.

Virginia M Jantz
Notary Public

My Commission Expires: April 6, 1987

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6328 PAGE 382

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53412.04- CAMT.	
			136.64 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	145.34-
9762A06/29/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 1 4 2

T
IDENTIF. REFERENCE

JUN 29 3 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048947