THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6365 PAGE 600

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James D. Simmons, ET UX 2250 Union Hill Rd Goodlettsville, Tn. 37072	Same as new owner	Map 16 Parcel 76 10D-4885

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERALDINE GOODMAN, joined by her husband, ROBERT L. GOODMAN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. SIMMONS and wife, BERNADINE SIMMONS, hereinafter referred to as 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 the 10th Civil District of said County, described according to a sketch of a survey prepared by John M. Sullivan, Civil Engineer, dated May 22, 1965, as follows:

BEGINNING at a point at the intersection of the center line of Union Hill Road and Ivey Point Road; thence with the center of Ivey Point Road north 5 degrees 22' east 108.1 feet, thence north 17 degrees 21' west 140.3 feet to a point; thence north 23 degrees 22' west 52 feet to a point; thence leaving said road south 86 degrees 33' east and running north of a spring located about 25 feet south of this line, a distance of 282.6 feet to a point; thence south 3 degrees 27' west 200.2 feet to the center of Union Hill Road; thence with the center line of said Road, south 70 degrees 18' west 60.4 feet; thence south 72 degrees 13' west 170 feet to the point of beginning.

Being the same property conveyed to Jeraldine Goodman, by quitclaim deed from Faye June Thompson, of record in Book 6209, page 730, Register's Office, Davidson County, Tennessee.

Robert L. Goodman joins in this conveyance to convey any and all right, title or interest he may have in and to the above described property, marital or otherwise.

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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, the GRANTORS, 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 warrant that the same is unencumbered, except 1984 State and County taxes, a lien, but not yet due and payable, which have been prorated and assumed in full by Grantees, and that which appears of record.

And We, the GRANTORS, 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.

WITNESS our hands on this the 20th day of August, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L Goodman
ROBERT L. GOODMAN

Geraldine Goodman
JERALDINE GOODMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6365 PAGE 602

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES L. GOODMAN and wife, JERALDINE GOODMAN, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 24th day of August, 1984.

NOTARY PUBLIC

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of August, 1984.

NOTARY PUBLIC

My Commission Expires: 1-20-85

I 4 4 8 7 0

IDENTIF. REFERENCE

Aug 29 9 28 AM '84

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6365 PAGE 603

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
			35000.00- CONT.	
			91.00 CSTAX	
			.50 PRFEE	
			5.00 MDEED	
			CHECK	101.50-
			4392408/23/84 CSL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 8 7 0

IDENTIF. REFERENCE

AUG 23 8 28 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0063100