This instrument prepared by William T. Berry, Attorney-at-Law, 333 Gallatin Road South, Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lee Allen Simmons, et ux (NAME)	Third National Mortgage Co. (NAME)	43-2A
233 Cedarwood Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 233
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6487 PAGE 602

We, J.M. FOSTER AND WIFE, POLLY T. FOSTER

have this day bargained and sold, and do hereby transfer and convey unto the said

LEE ALLEN SIMMONS AND WIFE, KATHY M.Y.SIMMONS

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Unit No. 233 on the Plan of a Resubdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive, of record in Plat Book 5200, page 590, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes.

Being part of the same property conveyed to J.M. Foster and wife, Polly T. Foster, by deed from Cedarwood Equity Corporation, of record in Book 6309, page 292, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $56,000.00 E.R.M.Y

Subscribed and sworn to before me, this the 27th day of December 19 84

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

LEE ALLEN SIMMONS AND WIFE, KATHY M.Y.SIMMONS

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* LEE ALLEN SIMMONS AND WIFE, KATHY M.Y.SIMMONS *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 28 *day of* December, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J.M. FOSTER

POLLY T. FOSTER

01/03 152.10- CHECK

827

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* J.M. FOSTER AND WIFE, POLLY T. FOSTER

*the within named bargainor*S, *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* 28th *day of* December, *19*84

Commission expires 7-17-88

William T. Berry
Notary Public

WILLIAM T. BERRY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... of the ....., *the within named bargainor, a corporation, and that* he as such ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....day *of* ....., *19*.....

..... *Notary Public*

Commission expires .....

1745 14

IDENTIF. REFERENCE

JAN 3 1 08 PM '85

POLLY T. FOSTER
DAVIDSON COUNTY, TN

MAIL TAX

WARRANTY DEED

FROM
J.M. Foster and wife,
Polly T. Foster

TO
Lee Allen Simmons and wife,
Kathy M. Simmons

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-21711

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

RECEIVED OF _____

FOR _____

BOOK 6467 PAGE 604

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

56000.00- CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
0827A01/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 5 1 4

IDENTIF. REFERENCE T

JAN 3 1 05 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 98526