THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6500 PAGE 996

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Charles D. Simms	Kentucky Mortgage Company	Map 75-6
4206 Samoa Drive	P. O. Box 13013	Parcel 40.00
Hermitage, TN 37076	Lexington, KY 40512	4D-34883

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, BOBBY LEWIS JONES, SR., a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHARLES D. SIMMS, a single person, hereinafter called the Grantee, his 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. 286 on the Plan of Hermitage Estates Subdivision, Section 2, of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 286 fronts 193.08 feet on the northwesterly margin of Samoa Drive as measured on a curve and runs back between lines measuring 150.15 feet on the northerly line and 155.4 feet on the westerly line to a point.
>
> Being the same property conveyed to Bobby L. Jones and wife, Esther Jones by virtue of a deed from David William Vantrease and wife, Darlene Francis Vantrease as of record in Book 4729, page 821, and to Bobby Lewis Jones, Sr., by virtue of a final decree in Book 5727, page 895, Register's Office for Davidson County, Tennessee.
>
> Bobby Lewis Jones, Sr., and Bobby L. Jones are one and the same person.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Chamberlain Company, of record in Book 4729, page 823, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee, as is the hazard insurance.

This is improved property known as 4206 Samoa Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

02/88 120.12 - CHECK

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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 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 27th day of February, 1985.

Bobby Lewis Jones Sr.
BOBBY LEWIS JONES, SR.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bobby Lewis Jones, Sr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 27th day of February, 1985.

Alma Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $43,722.28.

Charles D. Simms
AFFIANT

Subscribed and sworn to before me
this 27 day of February, 1985.

Alma Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

I 8 5 9 6 7

IDENTIF. REFERENCE

FEB 28 11 50 AM '85

FELIX A. ROBINSON REGISTER
DAVIDSON COUNTY, TN

RUSH

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

43722.28- CAMT.
113.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.12-
4675A02/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.5.9.6.7.

IDENTIF. REFERENCE

FEB 28 11 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111973

VOID

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