File 7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,233.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 1985

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

BOOK 6525 PAGE 576

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MARY E. SIMERLY (NAME) | AmSOUTH MORTGAGE COMPANY, INC. (NAME) | 108-8 |
| 3198 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | 47 |
| Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35201 (CITY) (STATE) (ZIP) | 3D 74279 |

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, DANNY ALLEN RODENBAUGH and wife, CECELIA JEAN RODENBAUGH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY E. SIMERLY, an unmarried person

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 known as Lot 205-A, Larchwood, Section 2, as of record in Book 5800, Page 181, said Register's Office, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Elm Hill Pike, said point being 55.85 feet in a southerly direction from the intersection of the easterly boundary of Elm Hill Pike and the common corner of Lots 205 and 206 on the Plan of Larchwood, Section 2, as of record in Book 5200, Page 208, said Register's Office; thence, North 55° 31' 40" East 128.03 feet to a point; thence, South 50° 30' East 47.79 feet to a point in the northerly boundary of White Pine Drive; thence following the northerly boundary of White Pine Drive in a southwesterly direction 117.12 feet to a point; thence, around a curve in a southwesterly direction, 40.10 feet to a point in the easterly boundary of Elm Hill Pike; thence, North 34° 28' 11" west 39.15 feet to the point of beginning.

BEING the same property conveyed to Danny Allen Rodenbaugh and wife, Cecelia Jean Rodenbaugh by Quitclaim Deed from Herbert L. Buchanan, Jr., Trustee, of record in Book 6366, page 602, and by deed from Ronald G. Grizzard and wife, Debra L. Grizzard of record in Book 6093, page 80, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to ENGEL MORTGAGE COMPANY, of record in Book 6052, page 211, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan now being with AmSOUTH MORTGAGE CO.

This is unimproved ( ) improved (X) property, known as 205-A 3198 Elm Hill Pike, Nashville, Tennessee 37214
(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 1st day of April, 19 85

Danny Allen Rodenbaugh — DANNY ALLEN RODENBAUGH

Cecelia Jean Rodenbaugh — CECELIA JEAN RODENBAUGH

STATE OF TENNESSEE
Davidson County

BOOK 6525 PAGE 577

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DANNY ALLEN RODENBAUGH and wife, CECELIA JEAN RODENBAUGH,

the 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 1st day of APRIL, 19 85

Commission expires 10/19/86

_____
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
DANNY ALLEN RODENBAUGH et ux
CECELIA JEAN RODENBAUGH

TO
MARY E. SIMERLY, an unmarried person

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

IDENTIF. REFERENCE

APR 9 9 09 AM '85

FELIX A. WILLOUGHBY, REGISTER
DAVIDSON COUNTY, TN

I-9389.4

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6525 PAGE 578

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

56233.54- CAMT.
146.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.62-
461@A04/03/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 9 3 8 9 4

IDENTIF. REFERENCE

APR 9 9 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 121640**