Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Leander A. Wise and wife, Cynthia L. Wise 2209 Pennington Bend Rd Nashville, TN 37214	Same	Map 62-13 Parcel 122 Field Book #3DZ 51746
This instrument prepared by: Boult, Cummings, Conners & Berry (CAD) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Wiley C. Simms, Margaret Lisa Simms, Wiley C. Simms, II and Suzanne Manning ("Grantors") have bargained and sold, and hereby transfer and convey to Leander A. Wise and wife, Cynthia L. Wise ("Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

Grantors warrant that they are the only heirs of Allene M. Simms, who died intestate on Feb 26, 1985.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantees.

2. Rights in well and water system located on Lot 4 of said plan as contained in deed of record in Book 1274, page 78, Register's Office for Davidson County, Tennessee.

3. Deed of Trust presently of record in favor of Nashville City Bank and Trust Co., which is to be released as to the Property following completion of the residence on the Property, pursuant to an agreement between Nashville City Bank and Trust Co. and Grantees.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property as the heirs at law of Allene M. Simms; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

Executed this 12th day of April, 1985.

Wiley C. Simms

Margaret Lisa Simms

Wiley C. Simms, II

Suzanne Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Affiant

Subscribed and sworn to before me this 12th day of April, 1985.

Notary Public
My Commission Expires: 4-20-84

Notary Public
My commission Expires: 4/21/85

This is improved property, known as 2209 Pennington Bend Road, Nashville, Tennessee.

474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. H. Pardue, a Notary Public in and for said County and State, the within named Wiley C. Simms, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 1985.

W. H. Pardue
Notary Public

My Commission Expires: 4/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. H. Pardue, a Notary Public in and for said County and State, the within named Margaret Lisa Simms, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 1985.

W. H. Pardue
Notary Public

My Commission Expires: 4/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. E. Pardue, a Notary Public in and for said County and State, the within named Wiley C. Simms II, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 1985.

W. E. Pardue
Notary Public

My Commission Expires: 4/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. E. Pardue, a Notary Public in and for said County and State, the within named Suzanne Manning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 1985.

W. E. Pardue
Notary Public

My Commission Expires: 4/21/85

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Map of River View Subdivision of record in Book 547, pages 93, 94 and 95, Register's Office for said County.

SAID Lot No. 7 fronts 50 feet on the westerly side of River View Avenue and runs back 210 feet on the southerly line and 190 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.

SAID Lot No. 8 fronts 50 feet on the westerly side of River View Avenue and runs back 190 feet on the southerly line and 165 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.

BEING the same property conveyed to Allene M. Simms by deed from Stephen L. Smith, unmarried, of record in Book 5755, page 746, Register's Office for Davidson County, Tennessee.

THE said Allene M.Simms having since died intestate on February 26, 1985, and Wiley C. Simms, Margaret Lisa Simms, Wiley C. Simms II and Suzanne Manning having succeeded to the said Allene M. Simms as her only heirs-at-law.

3354 04/18/85 119.50- CHECK

I.D. 7.6.8 4

IDENTIF. REFERENCE

APR 18 | 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6536 PAGE 478

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

40000.CO- CAMT.
104.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 119.50-
9354A04/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7 6 8 4

IDENTIF. REFERENCE

APR 18 1 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126257