WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

BOOK 6546 PAGE 518

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $48,000.00

R. Scott Simms
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 29th DAY OF April, 1985.

J. K. Woodard
Notary Public

My Commission Expires: Jan. 25, 1988

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. & Mrs. R. Scott Simms	SAME	Map 82-8-Par 342
107 Lake Shore Dr.		& Par 335 Ld
Old Hickory, Tenn 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **CHARLES H. MINCHEY and wife, HELEN L. MINCHEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **R. SCOTT SIMMS and wife, DONNA C. SIMMS** 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:

TRACT #1:

P12 335

LAND in Davidson County, Tennessee, being Lot No. 13 of Block "G" on the Map of Eastwood Addition as of record in Book 352, Page 63, said Register's Office for Davidson County, TN.

SAID Lot No. 13 fronts 50 feet on the northerly side of Maxwell Avenue and runs back between parallel lines 210 feet to an alley.

BEING the same property conveyed to HELEN L. MINCHEY, et vir, CHARLES H. MINCHEY by Deed from JERRY KILGORE and wife, DEBRA E. KILGORE of record in Book 5921, Page 456, Register's Office for Davidson County, TN.

TRACT #2:

P12 342

BEING Lot 19 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton & Seymour's Addition, as of record in Book 57, Page 137, Register's Office for said County.

BEING the same property conveyed to CHARLES H. MINCHEY and wife, HELEN L. MINCHEY by deed from ST. LUKES EPISCOPAL CHURCH of record in Book 5255, Page 878, REgister's Office for Davidson County, TN.

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IDENTIFICATION REFERENCE

MAY 1 3 52 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is (improved/~~unimproved~~) property known as 940 and 943 Maxwell Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands, this 24th day of April, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles H. Minchey
CHARLES H. MINCHEY

Helen L. Minchey
HELEN L. MINCHEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, undersigned, a Notary Public in and for said County and State, the within named CHARLES H. MINCHEY and wife, HELEN L. MINCHEY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at hendersonville, Tennessee, this 24th day of April, 1985.

NOTARY PUBLIC

My Commission Expires: Jan. 25, 1988

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

RECEIVED OF _____

FOR _____ BOOK 6546 PAGE 520

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

48000.00- CAMT.
124.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.30-
3466A05/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0102

IDENTIFICATION REFERENCE

MAY 1 3 52 PM '85

DAVIDSON COUNTY, TN

No. 130268