THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

Mail

WARRANTY DEED

BOOK 6596 PAGE 972

3979

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAURICE E. ROBERTS, ET AL.	NORWEST MORTGAGE, INC.	Map 72-4
(NAME)	(NAME)	
2715 Bobby Avenue	P. O. Box 780	Parcel 339
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Waterloo, Iowa 50704	15DZ 53545
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100---------- ($10.00) ---------- *Dollars*, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHECK

MICHAEL J. McMILLEN, TRUSTEE, with full power to sell, mortgage, or otherwise convey without the joinder or disclosure of any beneficiary, hereinafter referred to as Grantor, *has bargained and sold, and does hereby transfer and convey unto the said* MAURICE E. ROBERTS AND GWENDOLYN MARIE SIMMONS, as joint tenants with right of survivorship, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*,

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Happy Valley, Section "B", not of record described according to a survey made by Z. J. Wilkerson, Surveyor, September 2, 1945, as follows:
BEGINNING on the northerly margin of Bobby Avenue at a point 250 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 22 and 23; thence with the line between said two lots, northwardly 140 feet to the common corner of Lots Nos. 3, 4, 22, and 23; thence with the line between Lots Nos. 4 and 23, eastwardly 75 feet to the common corner of Lots Nos. 4, 5 and 23 and 24; thence with the line between Lots Nos. 23 and 24, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Michael J. McMillen, Trustee, with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiary, by deed of record in Book 5828, page 614, Register's Office for Davidson County, Tennessee.

GWENDOLYN F. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

Subscribed and sworn to before me, this the 29 day of June 1985

Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 2715 Bobby Avenue, Nashville, TN 37216
(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 Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* June, 1985, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael J. McMillen, Trustee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MICHAEL J. McMILLEN, TRUSTEE,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 29th *day of* June, *19*85.

Carolyn F. Waddey
Notary Public

Commission expires 3/8/89

CAROLYN F. WADDEY 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 .....

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JUL 2 10 21 AM '85

IDENTIF. REFERENCE

J 1 7 7 3 8

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6596 PAGE 974

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44000.00- CAMT.	
			114.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	120.90-
3979A07/02/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 7:3:8

IDENTIF. REFERENCE

JUL 2 10 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150273