WARRANTY DEED

PREPARED BY:

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

BOOK 6597 PAGE 662

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual Consideration or Value whichever is greater for this transfer is $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 1985.

Notary Public

My Commission Expires: June 25 1989

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr. & Mrs. R. Scott Simms	Same	Map 51-12
107 Lakeshore Dr.		Parcel 95
Old Hickory, Tenn. 37138		11D 68365

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, **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:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Montague Park Subdivision as of record in Book 421, Page 141, Register's Office for Davidson County, TN.

SAID Lot No. 36 fronts 100 feet on the northerly margin of Beech Avenue and runs back between parallel lines 187.5 feet to a dead line and measures 100 feet thereon.

BEING the same property conveyed to CHARLES H. MINCHEY and wife, HELEN L. MINCHEY by Deed from BLANCHE ALMA YOUNG FRAZIER of record in Book 6193, Page 72, Register's Office for Davidson County, TN.

J 1:7990
IDENTIF. REFERENCE
JUL 3 9 14 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( )unimproved (xx)improved property known as 433 Beech Avenue, Madison, 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 hand s this _____ day of June, 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 bargainor s, 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 1 day of June, 1985.

J. K. [illegible]
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Jan. 25, 1988

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor___, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that _____ executed the within instrument for the purposes therein con-. tained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198_____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me upon the basis of sufficient evidence, upon his oath, acknowledged himself to be the _____ of the _____, the within named bargainor, a corporation and that _____ as such _____, 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 _____.

WITNESS my hand and seal at office at _____, Tennessee, on this the _____ day of _____, 198____.

_____
NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6597 PAGE 664

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CONT.	
			117.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
			4281A07/03/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:7990 1

IDENTIF. REFERENCE

JUL 3 9 14 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 150564