FILE BOX 3

FORM No. WD-1

BOOK 6612 PAGE 214

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,450.00

Roderick A. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roderick A. Sims (NAME)	Mortgage Trust Company (NAME)	MAP 60-2
3139 Moorewood Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PARCEL 127
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	12DZ-27980

FOR AND 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, Marchell L. Woods, Single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick A. Sims, Single

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. 98 on the Plan of Parkwood Estates, Section One, of record in Plan Book 2900, pages 119 and120, Register's Office for said County.

Said Lot No. 98 fronts 90.0 feet on the northwesterly margin of Moorewood Drive and extends back between parallel lines 140.0 feet to a dead line on the rear.

Being part of the same property conveyed to Marchell L. Woods by quitclaim deed from Roy Neal Woods of record in Book 5967, Page 997, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3136, Page 52, and Book 3253, Page 591, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

J 2 2 6 5 8

IDENTIF. REFERENCE

JUL 23 8 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3139 Moorewood Drive, (House Number) (Street) Nashville, TN 37207 (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 heir 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 covey 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 my hand this 19th day of July, 19 85

Marchell L. Woods

Marchell L. Woods

175

BOOK 6612 PAGE 215

STATE OF TENNESSEE
COUNTY Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marchell L. Woods

or proved to me on the basis of satisfactory evidence

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 88

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute 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

Marchell L. Woods

TO

Roderick A. Sims

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6612 PAGE 216

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

49450.00- CAMT.
128.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 134.94-
0178A07/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 6 5 8

IDENTIF. REFERENCE

JUL 23 8 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156314