BOOK 6531 PAGE 199

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin E. Simmons & wife	SAME	Map 130-10
SUITE 1200 (NAME) ONE COMMERCE PLACE	(NAME)	Parcel 125
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN. 37239	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, J. Greer Cummings, Trustee, with full power to mortgage, transfer, convey and encumber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin E. Simmons and wife, Judith F. Simmons

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. 30 on the Plan of Belle Meade Subdivision, Section 10, Block 4, of record in Book 4460, page 3, Register's Office for said County.

Beginning at a point in the easterly margin of Chickering Road, being the common front corner of Lot Nos. 30 and 31, of said plan; thence with the common line between the said two lots, north 85° 28' East, 372.0 feet to a point; thence, South 2° 57' West, 231.84 feet to a point; thence, South 85° 28' West, 361.2 feet to a point in the East margin of Chickering Road; thence, North 5° 38' West, 231.80 feet to the point of beginning.

Being the same property conveyed to J. Greer Cummings, Trustee, with full power to mortgage, transfer, convey and encumber, by deed from George T. Hicks and wife, Sallie Read Hicks, and Jim Gillespie, of record in Book 5338, page 416, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes and Belle Meade City taxes.
2. Restrictive covenants of record in Book 4462, page 293, said Register's Office.
3. Sanitary sewers and/or storm drainage easement and a 40' temporary construction easement conveyed by deed from J. Greer Cummings, Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated November 16, 1982, of record in Book 5984, page 241, said Register's Office.
4. The Plan of record in Book 4460, page 3, said Register's Office.

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) (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 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 successors, assigns 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 13th day of August, 1985

J. Greer Cummings, Trustee

J. Greer Cummings, Trustee executes this instrument solely in his capacity as Trustee and not individually or otherwise.

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6631 PAGE 200

7693

8/13 257.50 CHECK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Greer Cummings, Trustee, the 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 Nashville, Tennessee this 13 day of August, 19 85

Commission Expires: 5/13/89

Carol R. Rivers

Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

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 (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

J. Greer Cummings, Trustee, with full power to mortgage, encumber transfer, convey and encumber

TO

Martin E. Simmons and wife, Judith F. Simmons

2870

IDENTIFICATION REFERENCE

Aug 15 11 04 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RETURN TO:

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $135,000.00

Martin E. Simmons

Subscribed and sworn to before me this 13 day of August, 19 85

My Commission Expires: 5/13/89

Carol R. Rivers

Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6631 PAGE 201

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

135000.00- CAMT
351.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 357.50-
7693A08/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 8 7 9 0

IDENTIFICATION REFERENCE

Aug 15 11 04 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163639