Gov 39

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6044 PAGE 381

Address New Owner(s):
Soren Kiilerich
6029 Ashland Drive
Nashville, TN 37215

Send Tax Bills to:
Metropolitan Federal
Savings & Loan Assoc.
230 4th Ave. North
Nashville, TN 37219

Map: 75-4
Parcel: 207, 208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the agreement of said Grantees to assume and pay the balance of that certain indebtedness which is secured by a lien on the property herein conveyed and is described in the Deed of Trust executed by Terry J. Simmons and wife, Betty Simmons and Soren Kiilerich and wife, Sylvia Killerich, to Attorney's Title Company, Inc., Trustee, of record in Book 6319, page 641, Register's Office for Davidson County, Tennessee, Terry J. Simmons and wife, Betty Simmons, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Soren Killerich, (the "Grantee"), his heirs, successors and assigns, the Grantee's undivided one-half interest in the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 441 and 442 on the Plan of Tulip Grove, Section 7, of record in Book 4300, page 186, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Terry J. Simmons and Soren Kiilerich by deed from John W. Lamb and wife, Linda K. Lamb, of record in Book 6319, Page 638, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to:
>
> (1) Restrictive covenants of record in Book 4639, page 267;
>
> (2) The Plan of record in Book 4300, page 186.
>
> This is improved property known as 4751 & 4755 Trenton Drive, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantors covenant 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, except as herein set out. Grantors further covenant and bind themselves, theirs heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26 day of Aug., 1985.

32929

IDENTIFICATION REFERENCE

AUG 30 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Terry J. Simmons
TERRY J. SIMMONS

Betty Simmons
BETTY SIMMONS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Terry J. Simmons and wife, Betty Simmons, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1985.

Notary Public

My Commission Expires: 10/20/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 56,250.00 .

Affiant

Subscribed and sworn to before me, this 27th day of Aug, 1985.

Notary Public

My Commission Expires: 10/20/85

OFFICIAL RECEIPT

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

BOOK 5641 PAGE 383

RECEIVED OF _____

FOR _____

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
			56250.00- CAMT. 146.12 CSTAX .50 PRFEE 6.00 WDEED CHECK 152.62- 2702A08/30/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32929

IDENTIFICATION REFERENCE

AUG 30 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168543