WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 6657 PAGE 996

This instrument prepared by:

Geneva Frisbie
(Name) (Street address or Route Number)

Lawrenceburg Tennessee 38464
(City) (STATE) (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Vernon Glenn Simpson	same	Map 64-Z, Parcel 100
(NAME:)	(NAME:)	
328 Rising Sun Lane		Field Book No. 4D-27485
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee 37138		
(CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED, THIRTY-SEVEN THOUSAND---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged we, RICHARD HOOD FRISBIE, AND WIFE, ELIZABETH L. FRISBIE

have bargained and sold, and by these presents do transfer and convey unto the said VERNON GLENN SIMPSON AND WIFE, BETTY LOU SIMPSON, heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Situated, lying and being in Davidson County, Tennessee being LOT NO. 272 on the Plan of BRANDYWINE FARMS, Section 18, as of record in Book 4660, page 173, Register's Office of Davidson County, Tennessee and more fully described as follows:

Said LOT NO. 272 fronts a total of 194.6 feet on the south side of Rising Sun Lane, which extends around a curve to the right 39.27 feet and runs back 175.0 feet on the east line and 200.8 feet on the west line to a line in the rear which measures 222.5 feet thereon.

Being the same property conveyed to Joel F. Throneberry, Jr. and wife, Betty Throneberry from J. R. Coarsey, Trustee for B. C. & D Company, Inc. dated September 30, 1975 and recorded in Book 4959, Page 740, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Richard Hood Frisbie and wife, Elizabeth L. Frisbie by deed from Joel F. Throneberry, Jr., et ux by deed dated August 24, 1976 and recorded in Book 5062, Page 547/548, Register's Office of Davidson County, Tennessee.

Property taxes for 1985 will be pro-rated with Grantee being responsible for payment of same.

36989

IDENTIFICATION REFERENCE

SEP 17 8 36 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

BOOK 6657 PAGE 997

The previous and last conveyance being a Deed to Richard Hood Frisbie and wife, Elizabeth L Frisbie

from Joel F. Throneberry, Jr. and, wife, Betty Throneberry

Registered in Register's Office of Davidson County, State of Tennessee,

in Vol. 5062 Page 547/548

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Vernon Glenn Simpson and wife, Betty Lou Simpson, their

heirs and assigns, forever. And we do covenant with the said Vernon Glenn Simpson and wife, Betty Lou Simpson

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives. to warrant and forever defend the title to said land to the said Vernon Glenn Simpson and wife, Betty Lou Simpson, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 12th day of September, 19 85

Witness:

Richard Hood Frisbie

Elizabeth L. Frisbie

State of Tennessee DAVIDSON County.

The foregoing Deed was received and transferred.

This day of , 19 , at O'Clock M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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Richard Hood Frisbie and wife, Elizabeth L. Frisbie

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

Witness my hand and official seal, at Nashville

Tennessee, this 12th day of September, 19 85

My Commission Expires 1/10, 19 89

Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal, at

Tennessee, this day of , 19

My Commission Expires , 19

Notary Public.

STATE OF TENNESSEE Register's Office , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19 . and recorded in Book , Series , Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Vernon Glenn Crafton
Affiant

Subscribed and sworn to before me this the 12th day of September, 19 85

My Commission Expires: 1/10/89

Register or Notary Public.

Warranty Deed

FROM

RICHARD HOOD FRISBIE and wife,

ELIZABETH L. FRISBIE

TO

VERNON GLENN SIMPSON and wife,

BETTY LOU SIMPSON

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of

....., A.D. 19....,

at ..... o'clock ..... M. Noted in Note Book

....., page ....., and recorded in Book

of Deeds ....., Vol. ....., Page .....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

Please return to:
First Title & Escrow Co., Inc.
P.O. Box 926
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

COMTO NEXT PAGE

BOOK 6657 PAGE 699

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 6657 Page 999-A

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

137000.00- CAMT.
356.20 CSTAX
.50 PRFEE
12.00 TDEED
VD 12.00- TDEED
12.00 WDEED
CHECK 368.70-
7555A09/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36989

IDENTIFICATION REFERENCE

SEP 17 8 36 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173270