BOOK 6682 PAGE 160

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

60,500.00 William J. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Simmons (NAME)	Commerce Union Bank (NAME)	MAP 075
537 Highland View Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	PARCEL 233
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	04D-90677

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, J. & L. Builders, a partnership composed of Larry W. Powell and James E. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Simmons and wife, Yvette S. 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, being Lot No. 112 on the Plan of the Addition to Rachel's Square, of record in Book 6250, page 80, of the Registe's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING a part of the same property conveyed to J & L Builders by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 6522, page 63 and re-recorded in Book 6533, page 661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements , restrictions and building setback lines of record.

RIS

44461

IDENTIFICATION REFERENCE

Oct 15 12 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 537 Highland View Drive, Hermitage, Tennessee 37076
(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 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 7th day of October, 19 85

James E. Powell

Larry W. Powell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6682 PAGE 161

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Powell and James E. Powell

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 7th day of October 1985.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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) (his oath) acknowledged (themselves) (himself) 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 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

J. & L. Builders

TO

William J. Simmons
Ivette S. Simmons

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6682 PAGE 162

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

60500.00- CAMT.
157.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.80-
6523A 10/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44461

IDENTIFICATION REFERENCE

Oct 15 12 07 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182004