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FILE IN BOX #4
85-10-36

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, Suite 500, One Church St. Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID L. SIMMS (NAME)	Citizens and Southern Mortgage (NAME)	MAP 51-12
326 East Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PARCEL 78
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	11D-66890

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 WENDELL WILSON CARUTHERS and MILDRED CARUTHERS DAVIDSON, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. SIMMS and wife, KAREN K. SIMMS

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. 12 on the unrecorded plan of the Core Subdivision and described according to a copy of a survey thereof made by Anderson and Gee, dated April, 1946, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the common corner of Lots Nos. 12 and 13; thence southerly with the line between said Lots 150 feet to a point in the north line of Lot No. 17; thence westerly along the line between Lots Nos. 12, 17 and 18, 75 feet to the southeast corner of Lot No. 11; thence northerly with the line between Lots Nos. 11 and 12, 150 feet to the southerly margin of Due West Avenue; thence along the margin of said Avenue, easterly 75 feet to the beginning.

BEING the same property conveyed to Wendell Wilson Caruthers and Mildred Caruthers Davidson, as tenants-in-common by deed from Willie L. Caruthers, widow, of record in Book 5221, Page 835, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Colleen Caruthers, wife of the above named Wendell Wilson Caruthers and Charlie Davidson, husband of the above named Mildred Caruthers Davidson, hereby join in this conveyance for purpose of releasing any and all rights they may have in and to the above described property, especially their marital rights.

This is unimproved ( ) improved (X) property, known as 326 East Due West Avenue, Madison, Tennessee 37115
(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 their hand s this 17th day of October, 19 85

Wendell Wilson Caruthers
WENDELL WILSON CARUTHERS

Mildred Caruthers Davidson
MILDRED CARUTHERS DAVIDSON

Colleen Caruthers
COLLEEN CARUTHERS

Charlie Davidson
CHARLIE DAVIDSON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WENDELL WILSON CARUTHERS and MILDRED CARUTHERS DAVIDSON, tenants in common and COLLEEN CARUTHERS AND CHARLIE DAVIDSON 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 17th day of October, 19 85.

Lloyd W. Pate Notary Public

Commission Expires July 18, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

WENDELL WILSON CARUTHERS and MILDRED CARUTHERS DAVIDSON, tenants in common

TO

DAVID L. SIMMS and wife, KAREN K. SIMMS

IDENTIFICATION REFERENCE

46331

Oct 22 12 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

45000.00- CAPT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
8818A10/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46331

IDENTIFICATION REFERENCE

OCT 22 12 20 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184239