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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

7215 4

IDENTIFICATION REFERENCE

JAN 28 2 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 19,000.00.

R. Scott Simms
Affiant

SWORN to and subscribed before me on this the 13th day of January, 1986.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Jan. 25, 1988

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. and Mrs. R. Scott Simms	Same	64-9
107 Lakeshore Dr.		
Old Hickory, Tenn. 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **CHARLES H. MINCHEY and wife, HELEN L. MINCHEY,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **R. SCOTT SIMMS and wife, DONNA C. SIMMS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, being the center 50 foot portion of Lots 30, 31 and 32 of Block "K" on the Plan of Hadley's Bend City of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeasterly corner of said tract, 50-feet West of Church Street on the northerly side of Commerce Street and proceeding North 70 deg. 24 min. West 57.33 feet parallel to Commerce Street; North 1 deg. 17 min. East 70.67 feet; North 88 deg. East 50 feet; South 1 deg. 32 min. East 91.67 feet to the point of beginning, containing .097 acres, more or less.

BEING the same property conveyed to CHARLES H. MINCHEY and wife, HELEN L. MINCHEY by Deed from EDNA MAI ESTES, widow of D. C. Estes, J. K. Woodard and John William Estes, Executors of record in Book 6564, Page 820, Register's Office for Davidson County, TN.

This is improved property known as 202 Commerce Street, Old Hickory, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

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WITNESS our hands this 28th day of January, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles H. Minchey
CHARLES H. MINCHEY

Helen L. Minchey
HELEN L. MINCHEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES H. MINCHEY and wife, HELEN L. MINCHEY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 28th day of January, 1986.

J. K. Nodal
NOTARY PUBLIC

My Commission Expires: June 25, 1988

NOTARY PUBLIC STATE AT LARGE

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

19030 CO- CAMT.
49.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 55.90-
9856A01/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7215.4

IDENTIFI REFERENCE

JAN 28 2 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214522