94591

BOOK 6837 PAGE 890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

IDENTIFICATION REFERENCE

APR 24 2 52 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

The actual consideration or value, whichever is greater, for this transfer is $ 37,799.27.

Affiant

Subscribed and Sworn to before me on this the 24th day of April, 1986.

Notary Public

My Commission Expires: 10-23-89

THIS INSTRUMENT WAS PREPARED BY
J. Greg Hardeman, 174 Third Avenue North, Nashville, Tennessee 37201

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel #**
Dudley Square, Inc.	Merrill Lynch	6DA-21615
P. O. Box 100363	Mortgage Corp.	Map 105-11
Nashville, TN 37210	P.O. Box 85366	Parcel 69
	San Diego, CA 92138	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES E. SIMPSON AND WIFE, PRISCILLA L. SIMPSON,** HEREINAFTER CALLED THE **GRANTORS,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DUDLEY SQUARE, INC.,** A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING Lot No. 37 on the Plat of Hamilton's Subdivision of Lot No. 15 and re-subdivision of parts of Lots 11, 12 and 13 of the Horton Property, as of record in Book 974, Page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 50 feet on the westerly side of Stewart Place and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James E. Simpson and wife, Priscilla L. Simpson, by deed from Ruth Gertrude Till Coleman of record in Book 5520, Page 518, 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-of-way for public utilities

applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

This is improved property known as 1807 Stewart Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE,** his successors and assigns, forever; and I covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and defend the title to the said land to the said **GRANTEE,** his successors and assigns, against the lawful claim 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 our hands this the 24th day of April, 1986.

James E. Simpson
JAMES E. SIMPSON

Priscilla L. Simpson
PRISCILLA L. SIMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John Gregory Hardeman, a Notary Public in and for said County and State, personally appeared **James E. Simpson,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of April, 1986.

John Gregory Hardeman
NOTARY PUBLIC

My Commission Expires: 10-23-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John Gregory Hardeman, a Notary Public in and for said county and state, personally appeared **Priscilla L. Simpson,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executed that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 10-23-89

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
			37799.27- CAMT.	
			98.28 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 107.78-	
			6766A04/24/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94591

IDENTIFICATION REFERENCE

APR 24 2 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240772