BOOK 6847 PAGE 103

WARRANTY DEED

PREPARED BY:

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

IDENTIFICATION REFERENCE

97 4 16

MAY 2 3 59 PM '86
FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ [illegible].

Gary Simpson
Affiant

SWORN to and subscribed before me on this the [illegible] day of April, 1986.

NOTARY PUBLIC

My Commission Expires: [illegible]

NOTARY PUBLIC AT LARGE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. and Mrs. Gary E. Simpson	SAME	Map 53-7
[illegible]		Gen 88 cE
[illegible]		

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 N. BROWN and wife, BEATRICE R. BROWN,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **GARY E. SIMPSON and wife, REBA F. SIMPSON,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: BEING in the 4th Civil District in what is known as DuPontonia, described as follows:

BEGINNING at a point in the southerly right of way line of the Tennessee Central Railway Company's Old Hickory main track, said point being 100 feet West of the west line of 24th Street in DuPontonia if produced and 50 feet southerly at right angles to the center line of said Old Hickory main track; thence in a westerly direction 50 feet from and parallel to the center line of said Old Hickory main track 150 feet to a point; thence at right angles in a northerly direction 38½ feet, more or less to a point that is 11½ feet South of the center line of said main track; thence at right angles in an easterly direction 11½ feet from and parallel to the center line of said track 150 feet to a point; thence at right angles in a southerly direction 38½ feet more or less, to the point of beginning.

BEING the same property conveyed to CHARLES N. BROWN and wife, BEATRICE R. BROWN by Deed from CHARLES N. BROWN and EDGAR S. BROWN of record in Book 2998, Page 604, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: BEING an easement interest in the 4th Civil District of Davidson County, Tennessee, in what is known as DuPontonia, described as follows:

An easement for ingress and egress appurtenant to and benefiting Tract No. 1 as granted by the Tennessee Central Railway Company and described more specifically as follows:

An easement over its property from the West line of 24th Street in DuPontonia, Tennessee, 10-feet wide by 100 feet long westerly along the south right of way line.

BEING the same easement conveyed to CHARLES N. BROWN and wife, BEATRICE R. BROWN by Deed from CHARLES N. BROWN and EDGAR S. BROWN of record in Book 2998, Page 604, Register's Office for Davidson County, TN.

This conveyance is subject to the following lanugage in the grant of the easement of record in Book 2537, Page 100, Register's Office for Davidson County, Tennessee: "The Tennessee Central Railway Company is to be held harmless by Charles N. Brown and Edgar S. Brown, their heirs and assigns from loss by reason of personal injury or property damage to anyone arising out of or connected with the use of the easement."

This is improved property known as 2206 Hadley Avenue, 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.

WITNESS our hands this 2nd day of April, 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 N. Brown
CHARLES N. BROWN

Beatrice R. Brown
BEATRICE R. BROWN

STATE OF ~~FLORIDA~~ TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES N. BROWN and wife, BEATRICE R. BROWN, 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 Nashville, ~~Florida~~ Tennessee this the 1st day of ~~April~~ May, 1986.

James E. Hamilton
NOTARY PUBLIC

My Commission Expires: 9-9-89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6847 PAGE 108

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
			70000.00- CONT.	
			182.00 CSTAX	
			.50 PRBF	
			6.00 MOE D	
			CHECK	188.50-
			0058A05/02/86 3:4L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9741G

IDENTIFICATION REFERENCE

MAY 2 3 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243979