STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 16th day of July 19 86

Affiant

My commission expires: January 10, 1989
(Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC. mail
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Lee A. Simmons	Third National Mortgage Company
312 Connare Drive	P.O Box 2628
STREET ADDRESS Madison, Tennessee 37115	STREET ADDRESS Nashville, Tennessee 37219
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO 33-16-194.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Clarence E. Spurlock and wife, Charlene L. Spurlock

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Lee A. Simmons and wife, Kathy M.Y. Simmons

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 1 on the Plan of Tom Davis Subdivision, of record in Plat Book 5800 at page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. **

Being the same property conveyed ot Clarence E. Spurlock and wife, Charlene L. Spurlock by deed recorded in Book 6414 at page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

**Included, a easement for driveway purposes as described in Easement for Driveway, recorded i Book 6047 at page 870, Register's Office for Davidson County, Tennessee, To which reference is hereby made for a more complete description.

2 5 7-3 1

IDENTIFICATION REFERENCE

JUL 29 9 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL EXP.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 312 Connare Drive Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 16th day of July 19 86

Clarence E. Spurlock

Charlene L. Spurlock

3rd

State of Tennessee
County of Sumner

On this 16th day of July, 19 86, before me personally appeared Clarence E. Spurlock and wife, Charlene L. Spurlock to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 6931 PAGE 768

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
			68000.00- CONT.	
			190.40 CSTAX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	196.90-
3328A07/29/86			3AL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

257 731
Identification ↑ Reference
Jul 29 9:59 AM '86
Felix Z. Wilson II Register
Davidson County, TN

No. 276575