Prepared By: Milton W. Smith, Jr., Attorney Mail
4301 Hillsboro Road
Nashville, TN 37215

MORTGAGEE: MARY O. REYNOLDS

WARRANTY DEED

BOOK 7079 PAGE 392

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD MARK SIMMONS AND WIFE, MARTHA D. SIMMONS		MAP 146-14
815 Forest Acres Drive	NAME: (SAME)	PARCEL 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100------
----------($10.00)----------
Dollars,
cash in hand paid by the Grantees, hereinafter named, and other good and va able consideration, the receipt and sufficiency of which is hereby acknowledged,

MARY O. REYNOLDS, single, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said DONALD MARK SIMMONS AND WIFE, MARTHA D. SIMMONS hereinafter called Grantee

~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 8 on the Map of Section One, Forest Acres Subdivision of record in Book 1130, page 104, Register's Office for said county.

Said Lot No. 8 fronts 152.56 feet on the southerly side of Forest Acres Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to P.H. Reynolds and wife, Mary O. Reynolds, an undivided one-half interest, and John H. Onstott and Gertrude B. Onstott, an undivided one-half interest, by deed of record in Book 2158, page 437, said Register's Office. The said John H. Onstott predeceased Gretrude B. Onstott and devised his interest in said property to Gertrude B. Onstott by his Will of record in Will Book 127, page 77, Probate Court Clerks Office for said county. Upon her death, Gertrude B. Onstott devised her interest in said property by her Will of record in Will Book 131, page 601, said Probate Office, to Mary O. Reynolds. The said P.H. Reynolds is now deceased, having died intestate, leaving his wife, Mary O. Reynolds, as his only heir at law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the ~~18th~~ 22nd day of December, 1986

My commission expires: Jan 19, 1988 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 815 Forest Acres Drive, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their

~~XXXXXXX~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* ~~18th~~ 22nd *day of* December *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary O. Reynolds
MARY O. REYNOLDS

BOOK 7079 PAGE 393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, the undersigned *a Notary Public in and for said County and State,*
MARY O. REYNOLDS
(or proved to me on the basis of satisfactory evidence)
the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 22ND ~~16th~~ *day of* December *19* 86

Commission expires 6.19.1988 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of 19

Notary Public

Commission expires

DEC 23 1 44 PM '86
FELIX Z MILTON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7 9 0 3 0

WARRANTY DEED
FROM
TO

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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

RECEIVED OF _____

FOR _____

BOOK 7079 PAGE 334

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

[illegible]
304.00 [illegible]
.50 [illegible]
6.00 [illegible]
CHK X 370.50
DC[illegible] 12/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76030

IDENTIFICATION REFERENCE

Dec 23 | 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 26321