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FORM NO. WD-1

File # 19976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-5-87

(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. SIMMS, JR.	Third National Mortgage Company	MAP 150-3
(NAME)	(NAME)	
3305 Country Way Road	P. O. Box 2628	PAR 199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	2D-73001
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID BARDEN and wife, BARBARA BARDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY E. SIMMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 83 on the Plan of "The Country", Section Three, as of record in Book 5200, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David Barden and wife, Barbara Barden, by deed from Ricky Ray Triplett and Maxine Ray Triplett, both single, of record in Book 6595, page 617, Register's Office for Davidson County, Tennessee.

79882

IDENTIFICATION REFERENCE

JAN 5 11 31 AM '87

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

X 3305 Country Way Road, Antioch, TN 37013

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 12th day of December, 19 86

DAVID BARDEN David Barden by June Hawley atty in fact

BARBARA BARDEN Barbara Barden by June Hawley atty in fact

3157

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID BARDEN and wife, BARBARA BARDEN

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1986.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
DAVID BARDEN
BARBARA BARDEN

TO
ROBERT M. SIMMS, JR.
MARY E. SIMMS

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of December, 1986, before me personally appeared June Newby to me known to be the person who executed the foregoing instrument in behalf of David & Barbara Barden as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said David & Barbara Barden.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1986.

My Commission Expires: 4-19-87

Notary Public

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

890 [illegible] - CAMT
249.20 CSTAX
.50 PREF
6.00 MISC
CHECK 255.70-1
490BAL1/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.8.8.2

IDENTIFICATION REFERENCE

JAN 5 11 31 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No30557