BOOK 7100 PAGE 291

JAN 8 10 13 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

8 1 4 1 0

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Thomas B. Williams
P. O. Box 234
Mt. Juliet, TN 37122

MORTGAGEE:
FirstBank Mortgage Co.
P. O. Box 6548
Springfield, IL 62790

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel No. 64-6-73
Field Book No. 04D-50058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edward G. Simms and wife, Kathleen R. Simms,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas B. Williams,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 2-A on the Plan of Lake Country Subdivision, Section 2, as of record in Book 5200, page 781, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Edward G. Simms and wife, Kathleen R. Simms by virtue of a deed from George Margrave and wife, Sharmin J. Margrave as of record in Book _____, page _____ Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Captiol Mortgage Corporation of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee, as is the hazard insurance.

This is improved property known as 4642 Woodside Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6275, page 571, and easements, covenants and conditions as shown on the Plan of record in Book 5200, page 781, said Register's Office.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 our hands this 31st day of December, 1986.

Edward G. Simms
EDWARD G. SIMMS

Kathleen R. Simms
KATHLEEN R. SIMMS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward G. Simms and wife, Kathleen R. Simms,** 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of December, 1986.

Michelle H. Gibson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Edward G. Simms
AFFIANT

Subscribed and sworn to before me
this 31st day of December, 1986.

Michelle H. Gibson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

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

RECEIVED OF _____

FOR _____

BOOK 7100 PAGE 293

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

54C [illegible] CANT
151.00 RSTAX
.00 PRFE
6.00 MRTG
CHECK 157.00
0573A01 1/8/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81410

IDENTIFT REFERENCE

JAN 8 10 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32178