File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Archie W Madison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 87

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Archie W. Madison, unmarried	Troy & Nichols, Inc.	20W-24657
(NAME)	(NAME)	
710 Lischey Avenue	P.O. Box 4025	82-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Monroe, Louisiana 71211	#331
(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, Ernest F. Simmons and his wife, Louise C. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Archie W. Madison, unmarried

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. 1 on the Map of a Resubdivision of Lots 14 and 15, East Nashville Land Co.'s Plan of Lots, as of record in Book 3500, Page 22, Register's Office for said County.

BEGINNING at a point in the west margin of North 4th Street (now Lischey Ave.) at the corner of Lots 1 and 2; thence with the line between said Lots, westerly 106.1 feet to a point; thence northerly 58 feet to the south margin of Hancock Street; thence with the margin of the same, easterly 86.76 feet to the beginning of a curve; thence around said curve, southeasterly 31.6 feet to the west margin of North 4th Street (now Lischey Ave.); thence with the margin of the same, southerly 37.86 feet to the point of beginning.

Being the same property conveyed to Ernest F. Simmons and wife, Mattie M. Simmons, by deed from Realty Brokerage, Inc., of record in Book 3613, Page 369, Register's Office for Davidson County, Tennessee, the said Mattie M. Simmons having since died, and title vested in Ernest F. Simmons.

This conveyance is subject to any and all existing restrictions and easements of record.

Louise C. Simmons, wife of the said Ernest F. Simmons, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future have in subject property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 710 Lischey Avenue, (House Number) (Street) Nashville, TN 37207 (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 ti, 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 hand this 19th day of February, 19 87

Ernest F. Simmons Ernest F. Simmons

Louise C. Simmons Louise C. Simmons

02/20 104.50 TRANSFER TAX

STATE OF TENNESSEE
Davidson County
Bailey & Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest F. Simmons and his wife, Louise C. Simmons

or proved to me upon the basis of satisfactory evidence the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of February 1987

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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

and (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Ernest F. Simmons

Louise C. Simmons

TO
Archie W. Madison, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

9.62.94

IDENTIFICATION REFERENCE

FEB 23 1 58 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7144 PAGE 153

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WO - 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
			350[illegible].00- CAMT.	
			98.00 CSTAX	
			.50 PRFE	
			6.00 WOFEE	
			CHECK 104.50-	
			02/23/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 6: 2 9 4

IDENTIFICATION REFERENCE

FEB 23 1 59 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 48633