This instrument was prepared by Carthel L. Smith, Jr., Attorney, Lexington, Tn. 38351.

103-07-0
038.00

WARRANTY DEED

For and in consideration of the sum of One Thousand Five Hundred and no/100 ($1,500.00) Dollars cash in hand paid by Ethel Lorene Mims, and for the further consideration of the Grantee assuming an indebtedness owing to Life and Casualty Insurance Company-an American General Group, said note being referred to as mortgage loan #K-17729, the receipt of all of which is hereby acknowledged, I, Doris Ann Mims Lindsey, have bargained and sold, and by these presents do hereby transfer and convey unto the said Ethel Lorene Mims, her heirs and assigns, all of my rights, title and interests in and to the following described tract or parcel of land situated in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 96, on the Plan of Richland Meadows, Section 2, as of record in Book 2083, page 72, Register's Office for said County, and more particularly described as follows:

BOOK 7159 PAGE 895

Beginning at a point on the easterly margin of Bon Air Circle at the southwest corner of Lot No. 97 on said Plan; thence with the line between said Lots Nos. 96 and 97, northeastwardly 209 feet to the center of Richland Creek, said point being the southeast corner of said Lot No. 97; thence with the center of said Creek, south 45 degrees 15 minutes east 6.7 feet; thence south 52 degrees 07 minutes west 154.6 feet; thence south 83 degrees 54 minutes west 77 feet to the easterly margin of said Circle; thence with the easterly margin of said Circle, northwardly 55 feet to the beginning.

Being the same land conveyed to Elvis Leslie Mims and wife, Doris Ann Mims, by deed executed by Oliver M. Pond and wife, Annie Mai Pond, dated June 28, 1958, and recorded in Deed Book 2794, page 195, Register's Office of Davidson County, Tennessee. The said Elvis Leslie Mims is now deceased, and Doris Ann Mims (now Doris Ann Mims Lindsey) became the sole owner of said property upon the death of Elvis Leslie Mims.

It is acknowledged by both parties hereto that this deed is intended to replace and substitute for a

03/06 38.05 CHECK

general warranty deed entered into by the parties in April, 1965, which deed transferred the same, exact property as hereinabove setforth. BOOK 7159 PAGE 896

The parties state and covenant that they have recently learned that the original warranty deed was lost by the Register of Deeds of Davidson County, Tennessee, and apparently was never filed or indexed in the office of deeds.

The parties acknowledge that the Grantee has been in possession of the premises since April, 1965, and has fully complied and fulfilled her obligations as stated in the consideration clause herein and this conveyance is being presently entered into in order that the Grantee will have a muniment of title and will further clarify the transaction relating to said realty for both past and future purposes.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the said Ethel Lorene Mims, her heirs and assigns, forever. And I do covenant that I am lawfully seized and possessed of said land in fee simple, have a good right to convey the same and that the same is unencumbered.

And I do covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Ethel Lorene Mims, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my signature on this the 20 day of February, 1987.

Doris Ann Mims Lindsey

DORIS ANN MIMS LINDSEY

STATE OF TENNESSEE }
}
HENDERSON COUNTY }

BOOK 7159 PAGE 897

Personally appeared before me, the undersigned Notary Public, duly qualified, commissioned and acting in and for said State and County, the within named DORIS ANN MIMS LINDSEY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lexington, Tennessee, on this the 20 day of February, 1987.

Beverly M. Maness
NOTARY PUBLIC

My Commission Expires
1-27-90.

Ethel Lorene Mims, 5504 Bon Air Circle, Nashville, Tennessee, 37209, is the new owner of said property.

MORTGAGEE: None

IDENTIFICATION REFERENCE

MAR 6 2 27 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

REAL ESTATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8,290.00
Ethel Lorene Mims
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6 DAY OF March 1987.
B. Edwards
Deputy Register

01312

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

RECEIVED OF _____

FOR _____

BOOK 7159 PAGE 898

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] 0- CAMT.
28.50 CSTAX
.50 [illegible]
9.00 WDT 0
CHECK 39.00-
[illegible] BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01312

IDENTIFICATION REFERENCE

MAR 6 2 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54128