82447

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOEL L. SIMS ET UX	MORTGAGEE: FIRST INVESTMENT COMPANY	11D 83450
(NAME) 1706 Hudson Road	(NAME) P. O. Box 749	63-48
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Columbus, Ohio 43216	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7279 PAGE 255

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal sum of $70,600.00, payable to First Investment Company, and secured by a Deed of Trust of record in Book 7021, page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions;

We, ARTHUR F. CONNER AND WIFE, JOAN D. CONNER

have bargained and sold, and by these presents do transfer and convey unto the said JOEL L. SIMS AND WIFE, KAREN A. SIMS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of John Thomas Subdivision of record in Book 6200, page 267, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property covneyed to Arthur F. Conner and wife, Joan D. Conner, by deed from John G. Thomas and wife, Barbara Ann Thomas, of record in Book 7021, page 154, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
Jun 23 - 87
RECORDED

This is improved (XX) unimproved ( ) property, known as 1706 Hudson Road (House Number) (Street)

Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 19th day of June, 19 87.

Arthur F. Conner

Joan D. Conner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7279 PAGE 256

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Arthur F. Conner and wife, Joan D. Conner

the within named bargainor s, *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 Madison, *Tennessee, this* 19th *day of* June, *19* 87

Joyce B. Dunkin *Notary Public*

Commission expires 7-17-88

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 (or proved to me on the basis of satisfactory evidence), 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 81,323.93
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joel L. Sims

Sworn to and subscribed before me
this 19th day of June, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Dunkin

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM
ARTHUR F. CONNER ET UX

TO
JOEL L. SIMS ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865 4750

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

RECEIVED OF _____

FOR _____

BOOK 7279 PAGE 257

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
			81323.93- CATT.	
			207.64 STAT	
			.50 PRFE	
			8.50 MRE	
			CHECK 234.14-	
			35/5AGG/26/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40169

IDENTIFI REFERENCE

JUN 26 [illegible] AM '87

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 97776