BOOK 7320 PAGE 670

This instrument prepared by:
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Calvary Banking Federal Savings & Loan
114 West College St.
Murfreesboro, Tenn. 37130

NAME OF MORTGAGEE:
Calvary Banking federal Savings & Loan

ADDRESS NEW OWNERS:
Melanie R. Mayes
126 Cherokee Court
Antioch, Tenn. 37013

MAP 148-3, GROUP ___, PARCEL 101
Field Book 05DU 16274

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY SIX THOUSAND ONE HUNDRED ($66,100.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, BILLY L. SIMMONS AND WIFE, NANCY T. SIMMONS, have this day bargained and sold and do hereby transfer and convey unto MELANIE R. MAYES, unmarried, her heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tennessee, to-wit:

Being Lot No. 705 on the Plan of Cherokee Hills, Section 7, of record in Book 3842, page 72, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 705 fronts 31.3 feet, 36.1 feet, and 14.4 feet on the northerly margin of Cherokee Court; and extends back between unparallel lines; the northerly line measuring 230.0 feet, the southerly line measuring 169.9 feet; to a rear line which measures 77.3 feet thereon.

Being the same property conveyed to Billy L. Simmons and wife, Nancy T. Simmons by warranty deed of Banner Construction Company, a Tennessee corporation, of record in Book 4236, page 158, Register's Office of Davidson County, Tennessee. Also see quitclaim deed of record in Book 4572, page 453, said Register's Office, wherein J. E. Moss and W. F. Moss conveyed any and all interest in subject property to Billy L. Simmons and wife, Nancy T. Simmons.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Melanie R. Mayes, her heirs and assigns, forever.

AND GRANTORS COVENANT with the said Melanie R. Mayes, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1987 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantee, who will be responsible for payment of said taxes when they become due. Map 148-3, Parcel 101; Field Book No. 05DU 16274.

2. Restrictive covenants contained in instrument of record in Book 4037, page 583, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Cherokee Hills, Section VII, of record in Book 3842, page 72, said Register's Office, including the following: (a) 30 ft. minimum building setback line from Cherokee Court; (b) 10 ft. public utility easement lying along the rear boundary line; and (c) 5' X 25' anchor easement located on the southeasterly boundary line.

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to said property, to the said Melanie R. Mayes, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands on this the 7th day of August, 1987.

Billy L. Simmons
BILLY L. SIMMONS

Nancy T. Simmons
NANCY T. SIMMONS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Billy L. Simmons and Nancy T. Simmons, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 7th day of August, 1987.

(SEAL)

Gayle T. Moyer
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE GAYLE T. MOYER

My Commission Expires:

4-23-91

STATE OF TENNESSEE.
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $66,100.00.

Melanie R. Mayes

Sworn to and subscribed to before me, on this the 7th day of August, 1987.

(SEAL)

Gayle T. Moyer

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE GAYLE T. MOYER

My Commission Expires:

4-23-91

5409 8.

IDENTIFICATION REFERENCE

AUG 10 9 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 0 9 8

IDENTIFICATION REFERENCE

AUG 10 9 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03506