BOOK 7414 PAGE 496

DAVIDSON COUNTY, TN
DEC 1 11 02 AM '87
IDENTIFICATION REFERENCE
8 6 4 4 2

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF [illegible]

The actual consideration or value, whichever is greater for this transfer is $[illegible].

Virginia Davis
Affiant

SWORN to and subscribed before me on this the 30th day of November, 1987.

J. K. Woodard
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: Jan 23, 1989

MORTGAGEE:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ruby Davis	Same	53-1
312 Connare Dr		19
Madison, Tenn 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, **LEE A. SIMMONS and wife, KATHY M. Y. SIMMONS,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **RUBY VIRGINIA YOUNG DAVIS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 1 on the Plan of Tom Davis Subdivision of record in Plat Book 5800, Page 184, Registers' Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

INCLUDED is an easement for driveway purposes as described in Easement for Driveway, recorded in Book 6047, Page 870, Registers' Office for Davidson County, Tennessee.

BEING the same property conveyed to LEE A. SIMMONS and wife, KATHY M. Y. SIMMONS by Deed from CLARENCE E. SPURLOCK and wife, CHARLENE L. SPURLOCK of record in Book 6931, Page 766, Registers' Office for Davidson County, TN.

This is improved property known as 312 Connare Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 30 day of November, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lee A. Simmons
LEE A. SIMMONS

Kathy M. Y. Simmons
KATHY M. Y. SIMMONS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

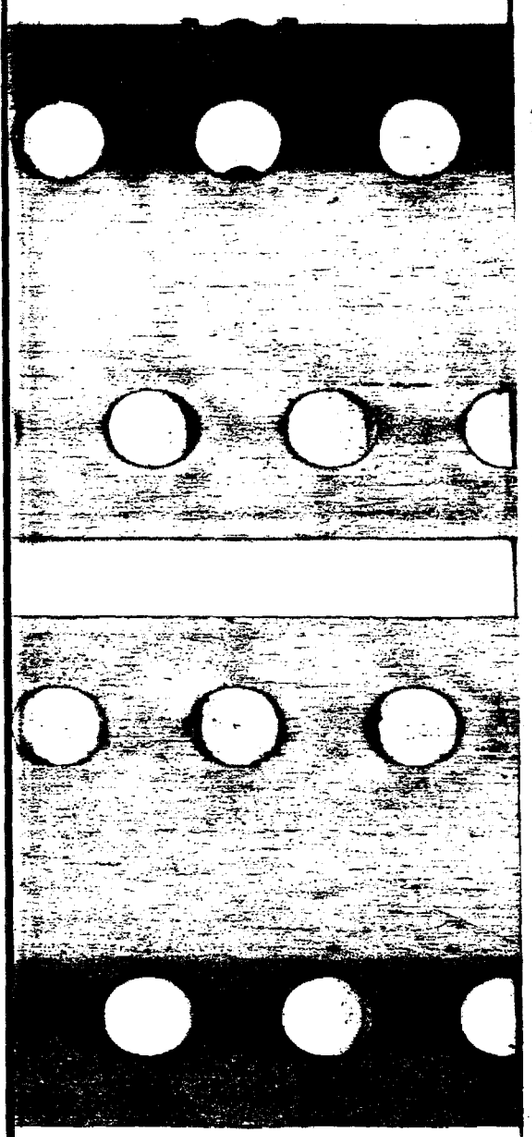
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, LEE A. SIMMONS and wife, KATHY M. Y. SIMMONS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 2nd day of November, 1987.

J. K. Nesbitt
NOTARY PUBLIC

My Commission Expires: [illegible]

NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

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

RECEIVED OF _____

_____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MD TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

70000.00- CAMT.
196.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 202.50-
7175A12/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.4 4 2

IDENTIFICATION REFERENCE

DEC 1 11 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40258