THIS INSTRUMENT PREPARED BY:
HAYNES AND CANNON, ATTORNEYS
140 North Main Street
Goodlettsville, TN 37072

BOOK 7532 PAGE 532

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Donna S. Simmons | Sovran Mortgage Corporation | Map 26-7 |
| (NAME) | (NAME) | |
| 124 Corbridge Court | P. O. Box 26388 | Parcel 94 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 | Richmond, Virginia 23260-6388 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ---------- TEN AND NO/100---------- *Dollars,*

and other good and valuable consideration, including the assumption of an existing mortgage to Sovran Bank in the amount of Sixty-nine Thousand, Five hundred, twenty-two and 92/100 ($69,522.92), which the grantee expressly agrees to assume and be solely responsible for, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John M. Cannon and wife Grayson Smith Cannon

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Donna S. Simmons, a single person,

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, page 46, and re-subdivided in Book 6200, page 366, Register's Office for Davidson County, Tennessee.

SAID Lot No. 84 fronts 60 feet on the southerly margin of Corbridge Court and extends back between parallel lines 97.50 feet to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to John M. Cannon and wife, Grayson Smith Cannon by deed from Randall Phillips Builders, Inc., of record in Book 7025, page 403, said Register's Office.

SAID property is governed by restrictions of record in Book 6406, page 972, Register's Office for said County, and by Covenants, Conditions and Restrictions of record in Book 6406, page 929, said Register's Office, and by further Covenants, Conditions and Restrictions of record in Book 6406, page 950, said Register's Office, and by By-Laws of the Windsor Green Services Association of record in Book 6406, page 942, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* 73,522.92

*Affiant*

*Subscribed and sworn to before me this the* 29 *day of* April 1988

*My commission expires:* 10/24/88 *(Affix Seal)* *Notary Public*

*This is improved ( X ) unimproved ( ) property, known as* 124 (House Number) Corbridge Court (Street) Goodlettsville (P.O. Address) TN 37072 (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for a Deed of Trust of record in Book 7025, page 406, said Register's Office, which the grantee expressly assumes.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 29 *day of* April, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN M. CANNON

GRAYSON SMITH CANNON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* John M. Cannon and wife, Grayson Smith Cannon

*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* Goodlettsville, *Tennessee, this* 29 *day of* April, *19* 88.

Patricia B. Eudaily
*Notary Public*

*Commission expires* 10/24/88

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* _____

2503 05/03 0101 DEPCHECK 212.30

26503

IDENTIFICATION REFERENCE

MAY 3 9 59 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

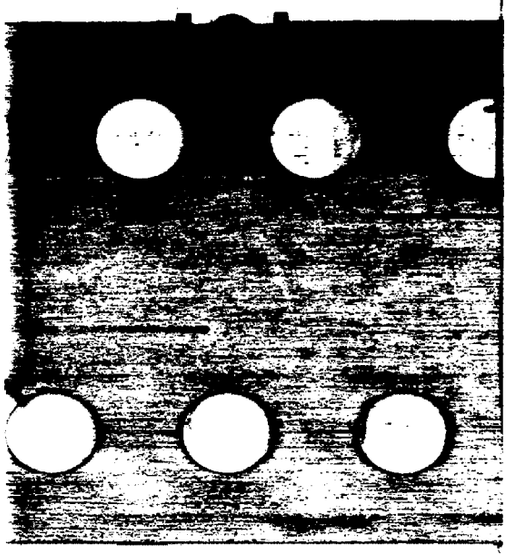
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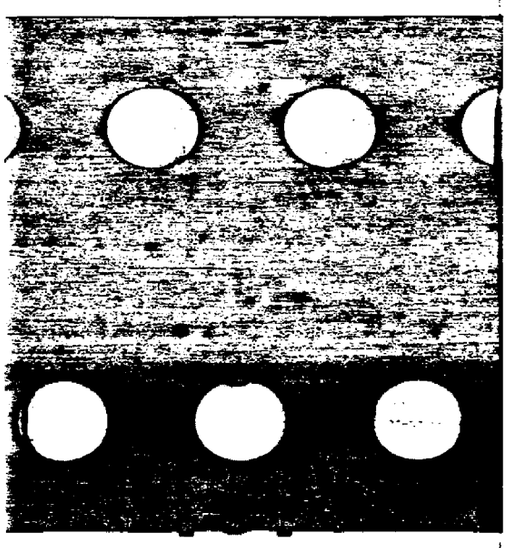
**WARRANTY DEED**

FROM
John M. Cannon and wife,
Grayson Smith Cannon

TO
Donna S. Simmons

Compliments of
**Madison Title Company**
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 73522.92
CON TX 205.80
PRFEE 0.50
MDEED 6.00
TOTAL 212.30
CHECK 212.30

05/03/88 01 09:59 0001 2385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26503

IDENTIFICATION REFERENCE

MAY 3 9 59 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86669