FILE BOX "7"

BOOK 7821 PAGE 559 FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH 1989

Notary Public

MY COMMISSION EXPIRES: 11-25-92

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERTA M. SIMMONS	S A M E	74-16
(NAME)	(NAME)	141
3831 Bonnacreek Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D 32220
Hermitage, TN. 37076		
(CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE CHRISTOPHER H. SIMMONS and wife, JENNIFER SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERTA M. SIMMONS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 337 on the Map of Hermitage Hills Subdivision, Section 3, as of record in Book 2900, page 97, Register's Office for said County.

SAID Lot No. 337 fronts 80.0 feet on the southerly margin of Bonnacreek Drive and extends back 190.0 feet on the westerly line and 173.3 feet on the easterly line, to a dead line in the rear, measuring 81.8 feet thereon.

BEING the same property conveyed to Roberta M. Simmons and son, Christopher H. Simmons, as Joint Tenants, by deed from Ronald G. Jones and wife, Cecilla A. Jones, of record in Book 6399, page 197, Register's Office for Davidson County, Tennessee. The said Christopher H. Simmons having since married and his wife, Jennifer Simmons, joins in this conveyance for whatever right, title and interest she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to MURPHREE MORTGAGE COMPANY, of record in Book 4156, page 166, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH THE LOMAS & NETTLETON COMPANY.

unimproved / This is improved X property known as 3831 Bonnacreek Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

XXXX

BOOK 7821 PAGE 560

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHRISTOPHER H. SIMMONS and wife, JENNIFER SIMMONS

the bargainors, 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 Nashville, Tennessee, this 31st day of March, 19 89.

Commission Expires Commission Expires January 21, 1990

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

26618

Apr 20 3 09 PM '89

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