P334-166 CRS

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Warranty Deed

From

TERRELL R. JOHNSON, ET AL, TRUSTEES, ETC.

To

RICHARD M. SIMMONS AND WIFE, MARY C. SIMMONS

Date April 25, 1989

NEW OWNERS:
Richard M. Simmons
3928 Hillshire Dr.
Antioch, TN 37013

MORTGAGEE:
Norwest Mortgage, Inc.
3451 Hammond Ave.
Waterloo, Iowa 50704-0780

MAP & PARCEL
150-3-284

30348

MAY 4 12 23 PM '89

This Instrument Prepared by Tami Johnson
8 Penn Center
Phila., PA 19103

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WARRANTY DEED

THIS INDENTURE, made this 17th day of April, A. D., 1989, between TERRELL R. JOHNSON, JOSEPH T. HARTMAN, GEORGE E. MC CARTY, WILLIAM G. ANDERSON and GEORGE J. EGNER, Trustees under Declaration of Trust dated August 1, 1985, of 8 Penn Center, Philadelphia, PA 19103

~~Tennessee~~ First Parties, and

RICHARD M. SIMMONS AND WIFE, MARY C. SIMMONS

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED Dollars ($117,500.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 595 on the Plan of Kensington of Priest Lake, Section 2, of record in Book 6250, Pages 592 and 593, Register's Office for Davidson County, Tennessee.

SAID Lot No. 595 fronts 100 feet on the Westerly margin of Hillshire Drive and extends back 177.21 feet on the Northerly line and 140 feet on the Southerly line to a dead line in the rear measuring 106.70 feet thereon.

BEING the same premises which Timothy W. Elliott and Lisa G. Elliott, Husband and Wife, by Deed dated and recorded in Davidson County, Tennessee, in Deed Book Volume , Page &c., granted and conveyed unto Terrell R. Johnson, Joseph T. Hartman, George E. Mc Carty, William G. Anderson and George J. Egner, Trustees under Declaration of Trust dated August 1, 1985, in fee.

This conveyance is subject to any and all existing restrictions and easements of record.

AND by Authority set forth under Declaration of Trust dated August 1, 1985, any two Trustees thereunder may act for all the Trustees.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

.....(L. S.)

Russell R. Johnson (L. S.)

and

Joseph T. Hartman (L. S.)

Trustees under Declaration of Trust dated August 1, 1985

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF Philadelphia } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Russell R. Johnson and Joseph T. Hartman Trustees under Declaration of Trust dated August 1, 1985, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Phila. County, this 1st day of April 19 89

NOTARIAL SEAL
JUDITH A. CARBONAR, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 25, 1991

Judith A. Carbonar
Notary Public

My Commission expires _____

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER

OWNER _____

ADDRESS _____

_____

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES

_____

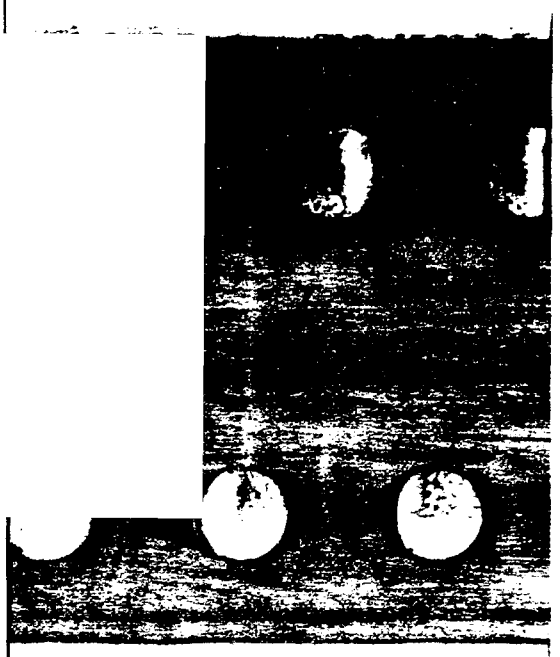
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $117,500.00. Affiant Russell R. Johnson.

Subscribed and sworn to before me this 25th day of April 1989.

Notary Public Tamara A. Garfolo

KEITH PRESS, INC., PRINTERS, KNOXVILLE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

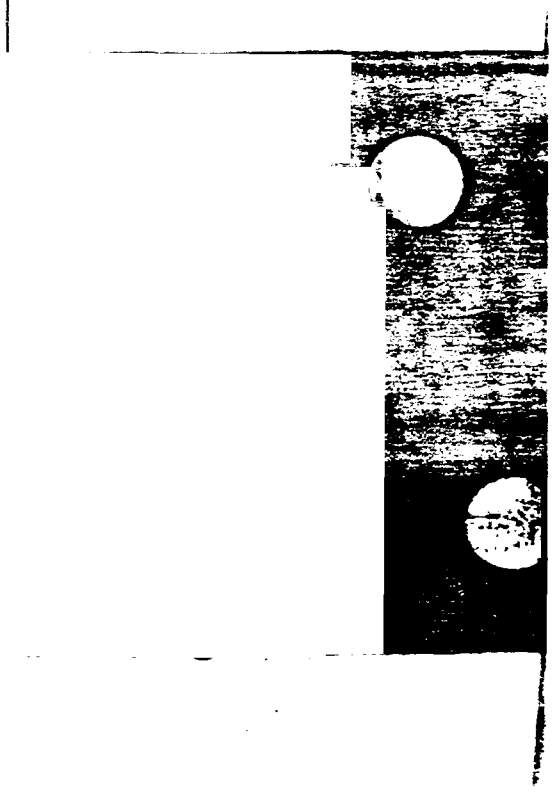
RECEIVED OF _____

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 117500.00

CON TX 387.75

PRFEE 0.50

WDEED 9.00

TOTAL 397.25

CHECK 397.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/89 01 12:25 0001 3037

30348

IDENTIFICATION REFERENCE

MAY 4 12 26 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 206502