BOOK 8073 PAGE 356

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,686.70

Deborah W. Paradise
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 90

Gene N. Floyd
Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES | MAP-PARCEL NUMBERS |
| Debora W. Paradise | Metropolitan Federal Savings & Loan Assn. | Map 53-8 |
| (NAME) | (NAME) | |
| 211 28th Street | 230 Fourth Avenue North | Par. 102 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 | Nashville, TN 37219 | |
| (CITY) (STATE) (P.O. 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. Helen K. Moore, now Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debora W. Paradise

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:

BEING Lot No. 13 of Block 9 on the Map of Dabbs & Elliott Subdivision No. 1 as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Helen K. Moore, single, by deed from Rachel A. Elam, a single person, of record in Book 6425, page 152, Register's Office for Davidson County, Tennessee. The said Helen K. Moore having since married Steven D. Simmons.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Metropolitan Federal Savings & Loan Association of record in Book 5645, page 582, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

13827

IDENTIF. REFERENCE

MAR 27 12 06 PM '90

DAVIDSON COUNTY TN.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Steven D. Simmons joins in the execution of this instrument to convey whatever marital rights he may have.

unimproved ( )
This is improved XX property, known as 211 28th Street (House Number) (Street) Old Hickory, TN 37138 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, 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 Whereever 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 23rd day of March, 19 90

Helen K. Moore Simmons (Moore)
Helen K. Moore Simmons

Steven D. Simmons
Steven D. Simmons

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Helen K. Moore Simmons and Steven D. Simmons
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 22nd day of March 1990.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

**WARRANTY DEED**

FROM
Helen K. Moore now Simmons

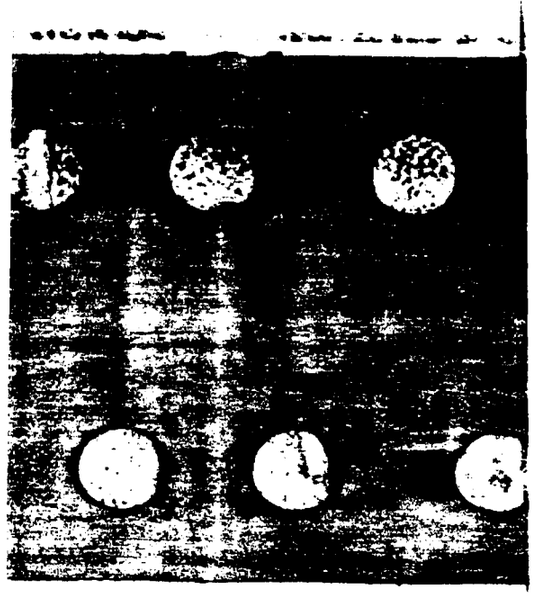
TO
Debora W. Paradise

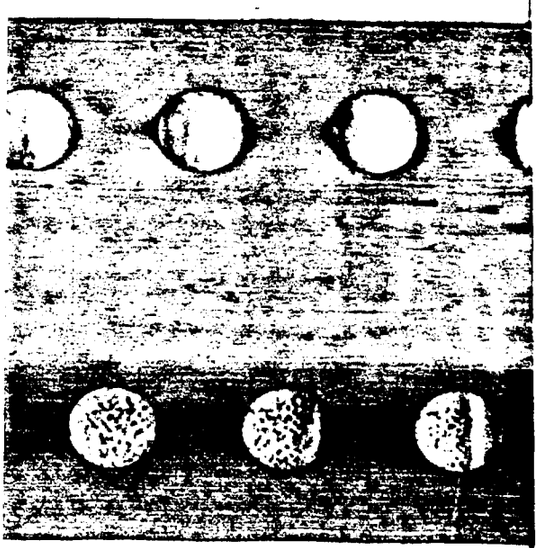
This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

6020 03/27 0101 03CHECK 98.41





**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 TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 27686.70
CON TX 91.41
PRFEE 1.00
MDEED 6.00
STATE BANK 98.41
CHECK 98.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

03/27/90 01 12:05 0001 6020

I 3 8 2 7

IDENTIF. TREFERENCE

MAR 27 12 06 PM '90

DAVIDSON COUNTY TN.

No. 304443