FORM NO. WD-1

File # 25961 BOOK 8082 PAGE 312
Loan # 423871

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$63,000.00 Ira Odell Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

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
IRA ODELL SIMPSON	First Tennessee Bank National Association	105-14
(NAME)	(NAME)	
831 Glen Avenue	P.O. Box 1000, Dept. 47	36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Memphis, Tn 38148	22W 05490
(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, WE, RICHARD M. SCHWEID and wife, ORNELLA ZOIA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA ODELL SIMPSON, an unmarried person,

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 part of Lot No. 95 on the Plan of Waverly Land Company's Property, called "Waverly Place", as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.
SAID part of Lot No. 95 fronts 75 feet on the southerly side of Glenn Avenue and runs back between lines, 200 feet to an alley measuring 107 feet thereon, according to a survey dated August 27, 1937, made by Z. J. Wilkinson, Surveyor.

16728

IDENTIF. TREFERENCE

APR 5 1 45 PM '90

DAVIDSON COUNTY TN.

BEING the same property conveyed to Richard M. Schweid and wife, Ornella Zoia by warranty deed from Grady Brandon, Jr. and wife, Sadye W. Brandon, of record in Book 6996, page 6, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 831 Glen Avenue, Nashville, TN 37204
(House Number) (Street) (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. 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 their hands this 30th day of March, 1990

RICHARD M. SCHWEID

ORNELLA ZOIA

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD M. SCHWEID and wife, ORNELLA ZOIA

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 30th day of March, 1990

Commission Expires 3-1-91

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
RICHARD M. SCHWEID

ORNELLA ZOIA

TO
IRA ODELL SIMPSON

Saturn & Mazer, Attorneys
Row 1
Box 7

93-3 04/05 010 03CHECK 21.00

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 63000.00
				CON TX 207.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 214.90
				CHECK 214.90
04/05/90	01			13:43 0001 8643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16728

IDENTIF. TREFERENCE

APR 5 1 45 PM '90

DAVIDSON COUNTY TN.

No. 307792