FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible],000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES 1-11-92

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Houston Hagar, Atty., 4021, Timberview Ln, Hermitage, Tn. 37076.

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Mitchell S. Frederick, et ux (NAME)	SAME (NAME)	Map 110, ~~Parcel 118~~
3518 Earhart Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-14756
Mt.Juliet, Tn. 37122 (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, James R. Simmons and wf, Linda F. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell S. Frederick & wf., Deana M. Frederick,

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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith Engineering Company, December 20, 1965, as follows:

Beginning at a point in the center of Earhart Road, said point being S. 16 degrees 22 minutes E. 382.8 feet from the intersection of the center line of Earhart Road and Hessey Road; thence with the center of said Earhart Road, S. 16 degrees 22 minutes E. 147 feet to a point; thence S. 86 degrees 25 minutes W. 968.00 feet to a point; thence N. 4 degrees 15 minutes E. 140 feet to a point; thence northwardly 13.71 feet; thence S. 87 degrees 18 minutes E. 669.76 feet, more or less, to an iron pin; thence S. 16 degres 22 minutes E. 38.21 feet to an iron pin; thence N. 77 degrees 13 minutes E. 240.47 feet to an iron pin being the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to James R. Simmons and wife, Linda F. Simmons, by deed from H.U.D. of record in Book 7004, page 562, RODC.

46996

AUG 3 10 04 AM '90

6692 08/03 0101 03CHECK 300.70

This is improved (X) unimproved ( ) property, known as 3518 Earhart Rd., Mt. Juliet, Tn. 37122 (Davidson Co.)

(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 our hands this 2nd day of August, 1990

James R. Simmons,

Linda F. Simmons.

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, H. Houston Hagar., a Notary Public in and for said County and State, the within named James R. Simmons and wife, Linda F. Simmons,

the 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 Hermitage, Tennessee, this 2nd day of August, 19 90.

Commission Expires 1=11-92

H. Houston Hagar
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
JAMES R. SIMMONS, et ux,
(Linda F. Simmons)

TO
Mitchell S. Frederick, et ux,
(Deana M. Frederick

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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 89000.00
CON TX 293.70
PRFEE 1.00
WDEED 6.00
TOTAL 300.70
CHECK 300.70

08/03/90 01 10:07 0001 6692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46695

IDENTIFICATION

AUG 3 10 04 AM '90

FELIX Z. WILSON

No. 343161