File 47

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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 42000.00 .

Dena J. Cole
Affiant

SWORN to and subscribed before me on this the 9th day of August, 1991.

Kenneth M. Gross
NOTARY PUBLIC

My Commission Expires NOTARY PUBLIC 2-2-93

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
M/M RICKEY E. COLE	Same as new owner	98
5502 New Hope Rd		31
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **JAMES R. SIMMONS and wife, LINDA F. SIMMONS,** hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **RICKEY E. COLE and wife, DENA F. COLE,** hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

LOCATED on the Earhart Pike and beginning at an iron railroad spike in the west side of Earhart Pike 32 feet southeast of the southeast corner of the J. D. Foster Store porch, the same being 34 feet northwest of an anchor pole and 32½ feet northeast of a power pole, thence in a northerly direction 131 feet to a point in the center of the Earhart Pike, thence in a westerly direction 133 feet to an iron spike in the southern boundary of the Dave A. Foster property, thence, in a southerly direction 144.5 feet to an iron spike in fence line, thence in an easterly direction 123 feet to the point of beginning, containing approximately 4/10 of an acre, more or less.

BEING the same property conveyed to JAMES R. SIMMONS and wife, LINDA F. SIMMONS, by deed from LEONARD D. PEEK of record in Book 5629, page 758, Register's Office for Davidson County, Tennessee.

This is improved property known as 3144 Earhart Road, Hermitage, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 9th day of August, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R. Simmons
JAMES R. SIMMONS

Linda F. Simmons
LINDA F. SIMMONS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. SIMMONS and wife, LINDA F. SIMMONS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson Co., TN, this the 9th day of August, 1991.

Kenneth S. Cross
NOTARY PUBLIC

KENNETH S. CROSS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-23-93

40012

IDENTIFICATION REFERENCE

Aug 19 1 40 PM '91

FELIX Z. WHITE JR. CLERK AND MASTER DAVIDSON COUNTY TN

4686 08/19 0101 03CHECK 162.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CC 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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 6.00
TOTAL 162.40
CHECK 162.40

08/19/91 01 13:41 0001 4686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40012

IDENTIFI REFERENCE

Aug 19 1 40 PM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY
NASHVILLE, TN

No. 451213