Box 17

BOOK 8626 PAGE 232

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| E. G. Jacobs | Same | Map 91-12 |
| 4500 Post Road, Unit F-58 | | Parcel 139 |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, John M. Simms

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

E. G. Jacobs and wife, Marjorie Jacobs

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 54 and 56 of Block No. 53 of Plan No. 1 of West Nashville as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 54 and 56 together front 50 feet on the westerly side of 45th Avenue North, formerly 4th Street, and extend back between parallel lines 110 feet to an alley.

Being the same property conveyed to John M. Simms by deed from Willodean J. Clark, Executrix of the Estate of Ocie Jones Hendricks Pangle Schultz, deceased, of record in Book 7596, page 205, Register's Office for Davidson County, Tennessee. Betty Simms joins in this conveyance to convey any interest she may have as the wife of John M. Simms.

This description is the same as used in previous deed.

Taxes for the year 1992 are prorated and assumed by the Grantees herein.

This is improved property at 603 45th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 14th day of May, 1992.

John M. Simms
JOHM M. SIMMS

Betty Simms
BETTY SIMMS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Simms and Betty Simms, 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 Nashville, Tennessee, this 14th day of May, 1992.

My Commission Expires:
3-24-93

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of May, 1992.

My Commission Expires:
3-24-93

NOTARY PUBLIC

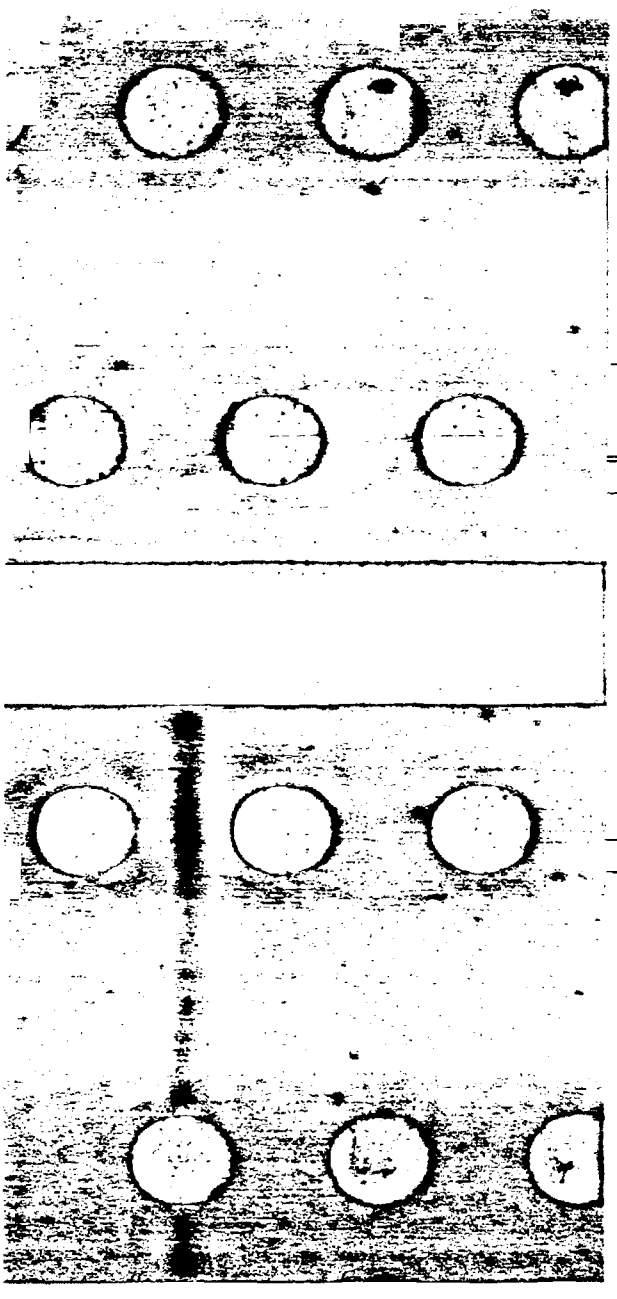
110299

IDENTIF. TREFERENCE

MAY 14 12 48 PM '92

FELIX Z. WILSON LT.REGISTER
DAVIDSON COUNTY TN.

5809 05/14 0101 03CHECK 229.00



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8626 PAGE 234

| | | |
|---|---|---|
| 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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 6.00
TOTAL 229.00
CHECK 229.00

05/14/92 01 12:48 0001 6809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0299

IDENTIF. REFERENCE

MAY 14 12 48 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 531015