ADDRESS MEW OWNER AND SEND TAX BILLS:
WAYNE R. SIMMONS
2637 Gallatin Road
Nashville, TN 37216

MAP PARCEL NOS.
15DA 00030, Map 72-13, Par. 37
15DA 00025, Map 72-13, Par. 38

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

AUG 3 12 18 PM '92
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

33481

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, O. B. HOFSTETTER, JR., TESTAMENTARY TRUSTEE under will of Bedelia Coode Beasley, and JOHN COODE BEASLEY, have bargained and sold, and by these presents do transfer and convey unto **WAYNE R. SIMMONS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot Nos. 11, 12, 13 and 14 on the Plan of Irvington, as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 11 fronts 25 feet on the westerly side of Gallatin Pike and runs back between parallel lines 100 feet to a 20 foot easement, measuring 25 feet thereon.
>
> Said Lot Nos. 12, 13 and 14 on the Plan of Irvington, as of record in Book 843, Page 60, Register's Office for said County, adjoin and front together 66 feet on the west side of Gallatin Road and run back between lines, said Lot No. 14 running back along the south margin of Carolyn Avenue, 100.4 feet to the east margin of a 20 foot easement or alley, on which they measure 65.9 feet.
>
> Being the same property conveyed to Bedelia Coode Beasley by deed from Cornelia E. Coode, et al, of record in Book 3706, Page 147, and by deed from Max Komisar and Louis Komisar, Co-Trustees, of record in Book 5566, Page 46, Register's Office for said County. The said Bedelia Coode Beasley having since died, and by her Will of record in Book 170, Page 8, Probate Court for Davidson County, Tennessee, said property was devised to O. B. Hofstetter, Jr., Testamentary Trustee, and John Coode Beasley.

This is improved property, known as 2631 - 2633 and 2635 - 2637 Gallatin Road, Nashville, Tennessee 37216.

Taxes for 1992 to be pro rated and assumed by Grantee.

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, his heirs and assigns forever. And we do covenant with the said Grantee 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.

The Grantors further covenant and bind themselves, their successors and representatives, to warrant and defend the title to the said land to the Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of July, 1992.

O. B. Hofstetter, Jr., TT u/w/o
Bedelia Coode Beasley

John Coode Beasley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $100,000.00.

Affiant

Sworn to and subscribed before me,
this 31st day of July, 1992.

Notary Public

My commission expires: 7-24-93

6971 08/03 0101 03CHECK 379.00

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN COODE BEASELEY, 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 and official seal at Nashville, TN, this 30th day of July, 1992.

Notary Public

My commission expires: 7-24-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. B. HOFSTETTER, JR., Testamentary Trustee under the will of Bedelia Coode Beasley, 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 as such Testamentary Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1992.

Notary Public

My commission expires: 7-24-93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8691 PAGE 734

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/92 01 12:19 0001 6971

33481

IDENTIF. REFERENCE

AUG 3 12 18 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 556793