Bcx58

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 19 93

Notary Public

MY COMMISSION EXPIRES 5/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alonzo Simmons	New Owner	MAP 70-3
(NAME)	(NAME)	
603 North Grandee Avenue	603 North Grandee Avenue	PARCEL 001.1
(ADDRESS)	(ADDRESS)	
Compton, CA 90220	Compton, CA 90220	13 DA 36585
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lois O. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alonzo Simmons and wife, Cheryl Simmons

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:

A tract of land in the Second Civil District of Davidson County, Tennessee formerly the 12th Civil District of Davidson County, Tennessee lying at the end of Walker Lane and being more fully described as follows:

Beginning at an iron pin on the East margin of Walker Lane approximately 170.55' from the radius return of Ledford Drive, said pin being the Southwest corner of Morris Levin as recorded in Deed Book 5770, page 478, Register's Office of Davidson County, Tennessee; thence leaving the East margin of Walker Lane and with the Line of Levine N 80 deg. 38' 14" E a distance of 220.18' to a concrete monument in the line of Don Q. Pullen; thence with an old fence line the westerly line of Pullen as recorded in Deed Book 2740, page 465, Register's Office of Davidson County, Tennessee S 2 deg. 46' 40" W a distance of 231.87' to a corner post in the line of Ralph Jerry Cazort as recorded in Deed Book 4169, page 924, Register's Office of Davidson County, Tennessee; thence leaving the said Property and with the fence line being the northernmost line of Capitol Properties as recorded in Deed Book 6049, page 118, Register's Office of Davidson County, Tennessee, S 58 deg. 48' 09" W a distance of 598.20' to an iron pin; thence leaving said property and with the Easternmost line of Dan S. Richardson as recorded in Will Book 72, page 282, Register's Office of Davidson County, Tennessee, N 23 deg. 26' 03" W a distance of 450.03' to an iron pin; thence continuing with the line of Richardson N 37 deg. 52' 29" E a distance of 216.17' to a concrete monument; thence leaving said property and with the line of Juanita M. Thomas & Lillie T. Boyd as recorded in Deed Book 5325, page 61, Register's Office of Davidson County, Tennessee, S 36 deg. 58' 36" E a distance of 223.13' to an iron pin; thence continuing with the said line through a curve to the right with a radius of 337.92' (central angle of 27 deg. 32' 20", a chord bearing of

CONTINUED

Unimproved (X)
This is improved ( ) property, known as Walker Lane, Nashville, TN 37207
(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 my hand this 11th day of January, 19 93

Lois O. Jones

Lois O. Jones

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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 Lois O. Jones

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 19 93.

Commission expires 3/23/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Lois O. Jones

TO

Alonzo Simmons and wife, Cheryl Simmons

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

CONTINUATION OF LEGAL DESCRIPTION

N 66 deg. 54' 27" E and a chord distance of 160.86') a distance of 162.42' to a concrete monument; thence still with the line of Thomas & Boyd through a curve to the left with a radius of 25.00' (central angle of 90 deg. 00' 00", a chord bearing of N 35 deg. 38' 14" E and a chord distance of 35.36') a distance of 39.27' to a concrete monument in the West margin of Walker Lane; thence leaving the West margin of Walker Lane with the Southerly margin of said road N 80 deg. 38' 14" E a distance of 50.00' to an iron pin, being the point of beginning, and containing 5.174 acres, according to a survey prepared by Joseph E. Ahler & Associates, dated 9-9-86 and 9-12-86, Job No. 86204.

Being the same property conveyed to Lois O. Jones by deed from Charles Johnson and wife, Janet Johnson of record in Book 7009, page 454, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1993 and subsequence years taxes; any and all easements located on the property and restrictive convenants.

[illegible] 220.50

8978.7

IDENTIFICATION REFERENCE

FEB 4 3 30 PM '93

[illegible]
DAVIDSON COUNTY, TN

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

CONT 56000.00
CON TX 207.20
PRFEE 1.00
MDEED 12.00
TOTAL 220.20
CHECK 220.20

02/04/93 01 15:29 0001 0000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8978.7

IDENTIFICATION REFERENCE

FEB 4 3 30 PM '93

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

No. 618515