BOOK 9168 PAGE 651

THIS INSTRUMENT PREPARED BY:
Phillip W. Ellenburg
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R.J.V.M. PROPERTIES, INC.,<br>935 Woodland Street<br>Nashville, Tennessee 37206 | (SAME) | Map: 082-120<br>Par: 349 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

R.J.V.M. PROPERTIES, INC.

By: [signature]

Its: Vice-Pres.

SUBSCRIBED AND SWORN to before me this 30th day of November, 1993.

[signature]
Notary Public

My Commission Expires:

1-23-94

91200
IDENTIF. ↑ REFERENCE

93 NOV 30 PM 3:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars cash in hand, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, EDNA R. SIMMONS, being the same person as E. Rogers Simmons, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto R.J.V.M. PROPERTIES, INC., a Tennessee corporation, hereinafter "GRANTEE", its, successors and assigns, certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered except for real estate taxes for the current year which are hereby prorated and assumed by Grantee.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

James D. Simmons, Sr. enters into this conveyance for the sole purpose of conveying any and all of his right, title and interest in and to the premises described on Exhibit A, by virtue of his marriage to Edna R. Simmons or otherwise.

WITNESS our hands this 30th day of Nov., 1993.

Edna R. Simmons
EDNA R. SIMMONS

James D. Simmons Sr.
JAMES D. SIMMONS, SR.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. SIMMONS, SR. and EDNA R. SIMMONS, 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 30th day of November, 1993.

Connie Hembree
Notary Public

NOTARY PUBLIC DAVIDSON CO.

My Commission Expires:

1-23-94

G:\USERS\ANGIE\PWE.M-Z\SIMMONS\11-30-93

**EXHIBIT A**

Being Lot No. 25 on the Plan of Mrs. Jane A. M. Davis Addition to Edgefield, as of record in Plan Book 1, page 41, Chancery Court at Nashville.

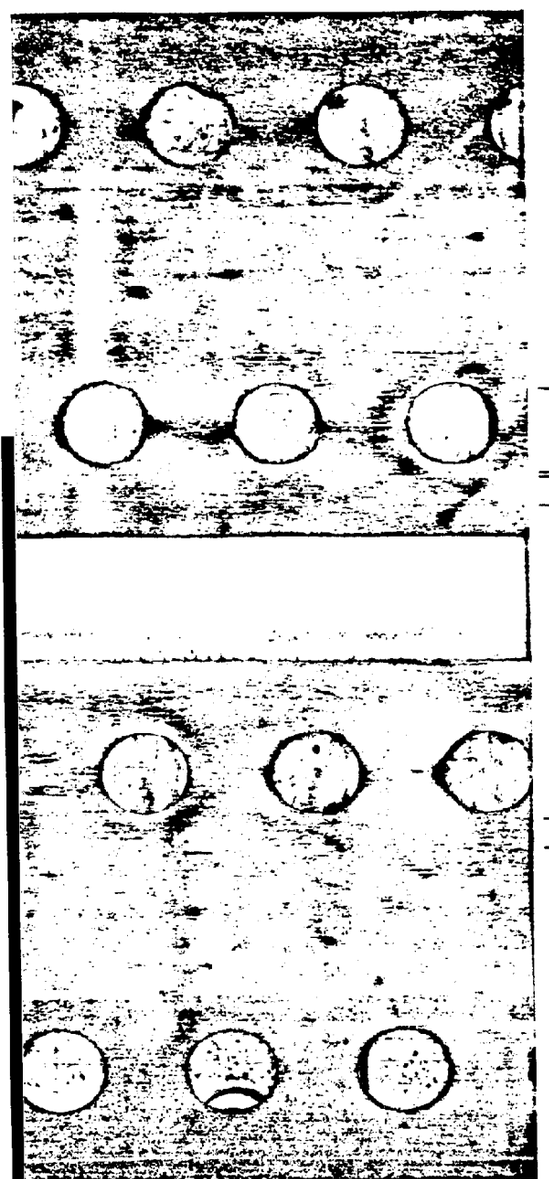
Said Lot No. 25 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to E. Rogers Simmons by deed from Gus Demerich and wife, Flora Neal Demerich, of record in Book 3862, page 569, Register's Office for Davidson County, Tennessee.

Further, this conveyance is subject to:

1. 1993 taxes, a lien not yet due and payable.

4343 11/30 0101 03CHECK 336.75



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9168 PAGE 654

| | | |
|---|---|---|
| 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 87500.00 |
| | | | | CON TX 323.75 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 336.75 |
| | | | | CHECK 336.75 |
| | | | 11/30/93 01 | 15:59 0001 4348 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

91200
IDENTIFICATION REFERENCE

93 NOV 30 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.728055