Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9218 PAGE 754

ADDRESS NEW OWNER:
Donald R. Kees et ux
4070 Lake Parkway
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 98
Group 1
Parcel 26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Terry J. Simmons**, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Donald R. Kees and wife, Diana M. Kees** 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:

> Being Lot 24, LAKE PARK, Section I, a plat of which is of record in Plat Book 4175, page 134, Register's Office for Davidson County, Tennessee.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Terry J. Simmons and wife, Betty J. Simmons by deed from Marvin Van Stanley, Jr., dated July 23, 1976, as of record in Book 5051, page 441, Register's Office for Davidson County, Tennessee. The said Betty J. Simmons has since died.

This is improved property known as 4070 Lake Parkway, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Trust Deed Book 4429, page 577 and amended in Trust Deed Book 4516, page 751, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4175, page 134, said Register's Office, including but not limited to a 50 foot minimum building setback line from Lake Parkway; a 2.5 X 25 foot utility anchor easement on the southwest

corner of said lot; a 75 foot TVA easement along the rear line of said lot, and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald R. Kees and wife, Diana M. Kees, their heirs and assigns, forever; and I, Terry J. Simmons, a widower, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

06963
IDENTIF. & REFERENCE
MAIL ENV.
94 JAN 12 AM 11:05
WILSON COUNTY, TN

Witness my hand this the 8th day of January, 1994.

Terry J. Simmons

8940 01/12 0101 03CHECK 449.67

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry J. Simmons, a widower, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 8th day of January, 1994.

Patricia M. Sumner
NOTARY PUBLIC

My Commission Expires: February 3, 1997

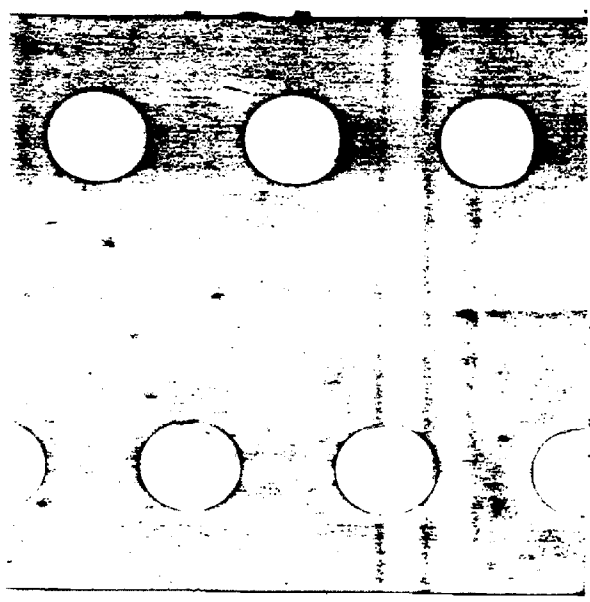
STATE OF TENNESSEE)
COUNTY OF WILSON)

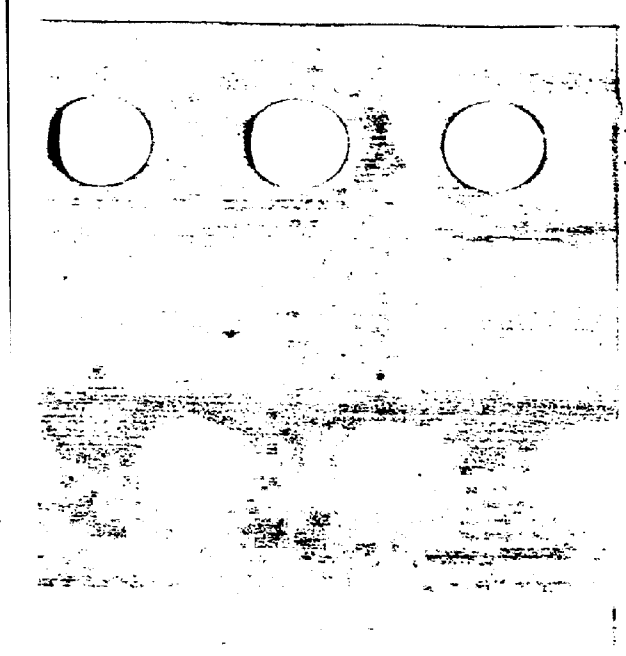
The actual value or consideration, whichever is greater, for this transfer is $ 119,035.00.

Donald R. Kees
AFFIANT

Subscribed and sworn to before me this 8th day of January, 1994.

Patricia M. Sumner
NOTARY PUBLIC
My Commission Expires: February 3, 1997





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9218 PAGE 756

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 119035.00
CON TX 440.67
PRFEE 1.00
WDEED 8.00
TOTAL 449.67
CHECK 449.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/94 01 11:04 0001 8940

06963
IDENTIF. & REFERENCE

94 JAN 12 AM 11:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.744941