51412

IDENTIF. & REFERENCE

PICK-UP

94 MAY 18 PM 1:42 0101 03CHECK 120.00

REGISTER
DAVIDSON COUNTY, TN.

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
David L. Simmons, et ux.
812 Halcyon Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
Same

MAP: 105-5
Parcel 1.01

QUITCLAIM DEED

BOOK **9349** PAGE **101**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **ANN JENNETTE SAUNDERS**, a single individual (GRANTOR) have this day bargained and sold and by these presents do hereby quitclaim and convey unto my brother and his spouse, **DAVID L. SIMMONS** and wife, **QUEEN SIMMONS**, GRANTEES herein, their heirs and assigns, all my interest in the following described real estate situated Davidson County, Tennessee particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Geo. I. Waddey's Re-Subdivision of Lot No. 28, O.B. Hayes' Rokeby Addition, as of record in Book 421, Page 141, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the easterly side of Villa Place or Street and runs back between parallel line 152-1/2 feet to an alley.

BEING the same property conveyed to Ann Jennette Saunders, from Tommie Mai Simmons, while reserving and life estate (which was transferred to David L. Simmons by deed of record in Book 8075, Page 956, Register's Office for Davidson County, Tennessee), of record in Book 4394, Page 158, Register's Office for Davidson County, Tennessee. The said Tommie Mai Simmons having since died.

THIS IS IMPROVED PROPERTY KNOWN AS 1216 VILLA PLACE, NASHVILLE, TENNESSEE 37212.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 4th day of April, 1994.

Ann Jennette Saunders

ANN JENNETTE SAUNDERS

STATE OF MICHIGAN)
)
COUNTY OF Oakland)

On this the 4th day of April, 1994, before me personally appeared **ANN JENNETTE SAUNDERS**, 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.

Diana M Whaley
NOTARY PUBLIC, Diana M. Whaley
Wayne Co
acting in Oakland Co.
My Commission Expires: 4-10-95

STATE OF ~~TENNESSEE~~ Michigan)
)
COUNTY OF ~~DAVIDSON~~ OAKLAND)

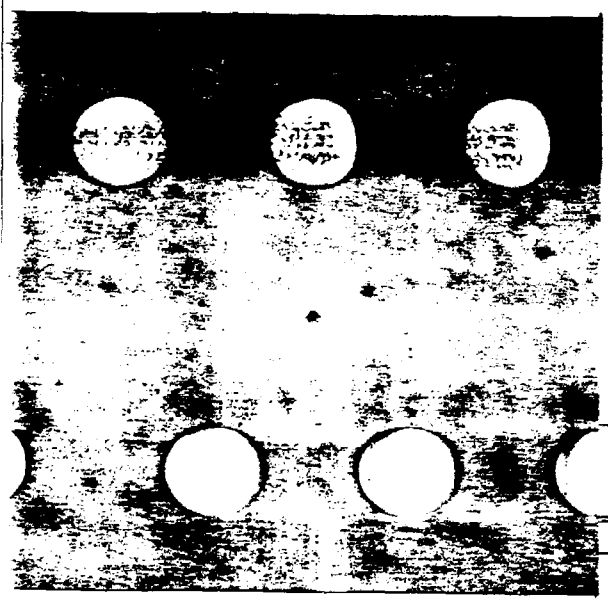
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is **THIRTY THOUSAND ($30,000.00) DOLLARS**, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Ann Jennette Saunders
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th **DAY OF** April, 1994.

Diana M Whaley
NOTARY PUBLIC, Diana M. Whaley
Wayne Co
acting in Oakland Co.
My Commission Expires: 4-10-95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

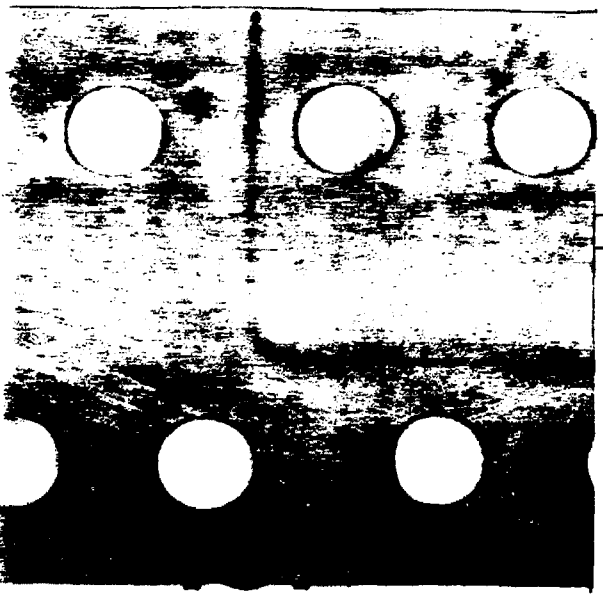
RECEIVED OF _____

FOR _____

BOOK 9349 PAGE 103

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	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	120.00
			CHECK	120.00
05/18/94	01	13:41	0001	7540



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51412
IDENTIF. ↑ REFERENCE

94 MAY 18 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792553