96369

IDENTIF. & REFERENCE

This instrument prepared by:
William L. Harbison, Esq. Box 62
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

94 OCT -3 PM 1:51

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9482 PG 359

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Mr. Boyd A. Simmons 6204 Melbourne Drive Nashville, TN 37215	Same	Map 158, Group 7 Parcel 40

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT M. PAGE, and wife, HELEN D. PAGE, (hereinafter referred to as the "Grantors"), does hereby transfer and convey unto BOYD A. SIMMONS and wife, ETHEL B. SIMMONS, as tenants by the entireties, (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Williamson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property")

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend forever the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantors have executed this instrument, on the 3rd day of October, 1994.

ROBERT M. PAGE

HELEN D. PAGE

BOOK 9482 PG 360

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sarah Sweatney, a Notary Public in and for the County and State aforesaid, personally appeared ROBERT M. PAGE and wife, HELEN D. PAGE, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of October, 1994.

Sarah Sweatney
Notary Public

My commission expires:
OCT. 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer of property or value (whichever is greater) is $25,000.00.

AFFIANT

Sworn to and subscribed before me this 31st day of October, 1994.

Sarah Sweatney
NOTARY PUBLIC

My commission expires:
OCT. 25, 1995

EXHIBIT "A"

Land located in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot 35 of the Forrest Trails Subdivision, Section 2, of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at a concrete marker in Melbourne Drive and being the common boundary line of lots 35 and 36, thence S 15 degrees 03'E, 275 feet to a point; thence S 36 degrees 10'E, 412.5 feet to a point; this being the common boundary line of lots 35 and 36, thence S 17 degrees 05' W, 91.40 feet to a point; thence N 58 degrees 28' W, 677.5 feet to a point, this being the common boundary line of lots 34 and 35, thence N 26 degrees 43' E, 408.3 feet to Melbourne Drive, this being the common boundary line of Lots 38 and 35 and being the same line as the Northwest line of the TVA right-of-way; thence with the curve of said drive to the point of beginning; containing 4.06 acres, more or less.

Being the same property conveyed to Robert M. Page and wife, Helen D. Page, by Deed from Page, Inc. and of record in Book 7560, page 347, Register's Office for Davidson County, Tennessee.

[redacted]

BOOK 9482PG362

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 1994 to Metropolitan Government of Nashville and Davidson County and subsequent years.

2. All matters shown on the Plan of Forrest Trails Subdivision, Section 2, of record in Plat Book 4675, page 45, Register's Office, Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction of record in Book 4768, page 579, said Register's Office.

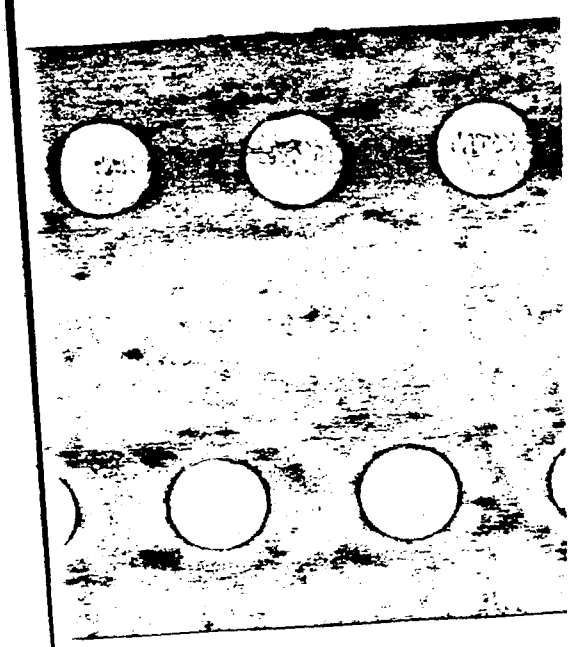
3. Private Utility Easement for private sanitary sewer line with Robert M. Page and wife, Helen D. Page as Grantor and J. Melville Armstrong as Grantee of record in Book 8091, page 917, Register's Office for Davidson County, Tennessee.

4. Easement in favor of the Tennessee Valley Authority of record in Book 2276, page 402, Register's Office for Davidson County, Tennessee.

5. Subject to applicable zoning and building regulations and permit requirements and all visible easements and encroachments.

4312 10/03 0101 03CHECK 109-50

DEED/PAGE TO SIMMONS/68978.1
2761-___1



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

RECEIVED OF _____

FOR _____

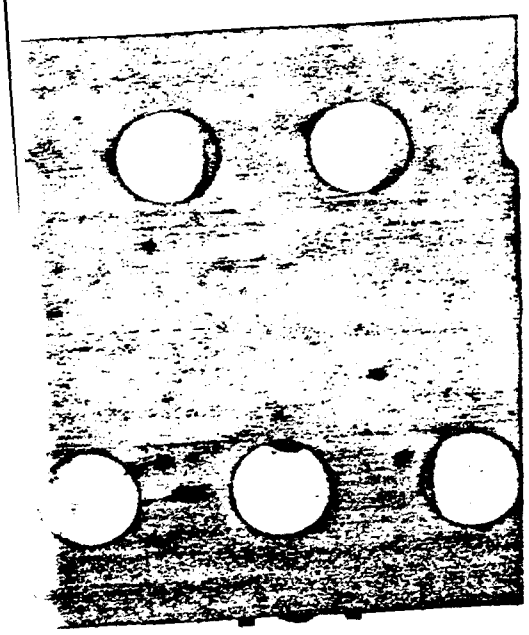
Book 9482 pg 363

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96369
IDENTIF. # REFERENCE

94 OCT -3 PM 1:51

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

CAMT 25000.00
CON TX 92.50
MOR TX 1.00
~~FERR CO~~
~~MOR TX 1.00~~
PRFEE 1.00
WDEED 16.00
TOTAL 109.50
CHECK 109.50

10/03/94 01 13:50 0001 4312

No. 840557