MAIL TO →

Title Guaranty
of Middle Tenn, Inc.
5150-C Murfreesboro Road
La Vergne, TN 37086

BOOK 9675 PG 725

--------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION--------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other goods and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JAMES D. SIMMONS SR. AND JAMES D. SIMMONS JR.** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **REUBEN H. LAWRENCE JR. AND WIFE, GERTRUDE LAWRENCE**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 48 on the Map of Kenmore Place of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 100 feet on the northerly side of McGavock Pike, formerly Maxey Lane, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to James D. Simmons Sr. and James D. Simmons Jr. as joint tenants with the right of survivorship, by QuitClaim Deed from J. B. Watson Jr., Trustee, James D. Simmons Sr. and wife, Edna R. Simmons, James D. Simmons Jr. and wife, Judith W. Simmons, dated 01-30-87, recorded 05-11-87, of record in Book 7231, page 925, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to existing easements, setback lines, and restrictive covenants of record.

2526 05/18 0101 03CHECK 227.30

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of May, 1995.

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

JAMES D. SIMMONS JR.

95 MAY 18 PM 2:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
00062150

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES D. SIMMONS SR. AND JAMES D. SIMMONS JR. , the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 17th day of May, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/95

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $59,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of May, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

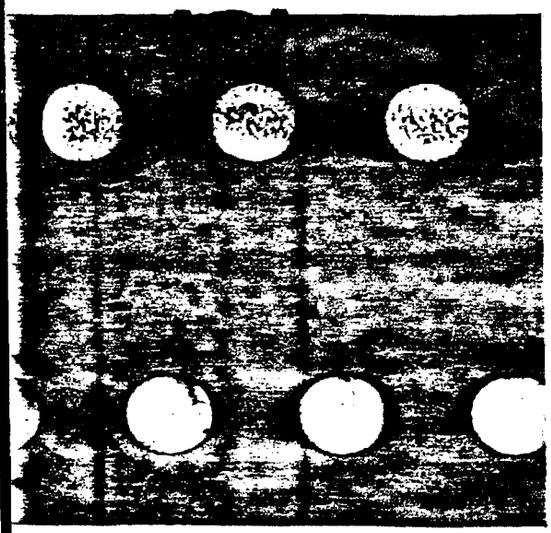
MAP AND PARCEL NUMBERS: Map 072-07 Parcel 166.00

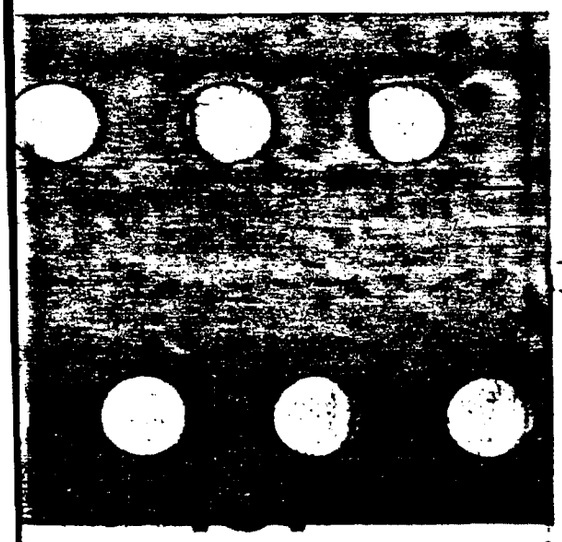
ADDRESS NEW OWNER:

Reuben H. Lawrence Jr. et ux
1233 McGavock Pike
Nashville,TN,37216

SEND TAX BILLS TO:

America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA 91109





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

RECEIVED OF _____

FOR _____

BOOK 9675 PG 727

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/95 01 14:08 0001 2526

0062150
IDENTIF. ↑ REFERENCE

95 MAY 18 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911881