BOOK 9707 PG 812

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF June 19 95

_____
Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wayne R. Simmons and wife,	Same as New Owner	Map 43-13
Elizabeth Anne Simmons (NAME)	(NAME)	
1910 West Harpeth Road		Parcel 279
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, **CAROL L. MEFFORD**, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WAYNE R. SIMMONS AND WIFE, ELIZABETH ANNE SIMMONS**

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:

Land in Davidson County, Tennessee, being Lot No. 19 and the easterly 25 feet of Lot No. 20 of Block C on the Plan of Crittenden Estates as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Idlewild Avenue at the common corner of Lot Nos. 18 and 19 on said Plan; thence with the boundary line between Lots 18 and 19, and continuing on with the boundary line between Lots 17 and 20; 75 feet to a point; thence northerly and parallel to the easterly margin of Lots No. 20, 140 feet to the southerly margin of Cherry Street; thence with the margin of Cherry Street easterly 55 feet to a point; the beginning of a curve; thence along a curve with a radius of 20 feet to a point in the westerly margin of Idlewild Avenue; thence with the margin of Idlewild Avenue southerly 120 feet to the point of beginning.

Being the same property conveyed to Constance L. Lyle and Carol L. Mefford by Warranty Deed from E. H. Craig, Jr. and wife, Willie Belle Butler Craig of record in Book 5185, Page 39, Register's Office for Davidson County, Tennessee. The said Constance L. Lyle conveyed all her right, title and interest in and to above described property to Carol L. Mefford by Warranty Deed dated April 30, 1979 and recorded in Book 5428, Page 756, said Register's Office.

unimproved ( )
This is improved (X) property, known as 340 Cherry Street, Madison, Tn 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of June 1995

Carol L. Mefford

BOOK 9707 PG 813

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carol L. Mefford

the 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. Witness my hand and official seal at Madison, Tennessee, this 20th day of June, 1995.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0071942

IDENTIF. ↑ REFERENCE

95 JUN 21 AM 9:06

FELIX [illegible] III REGISTER
DAVIDSON COUNTY, TN.

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

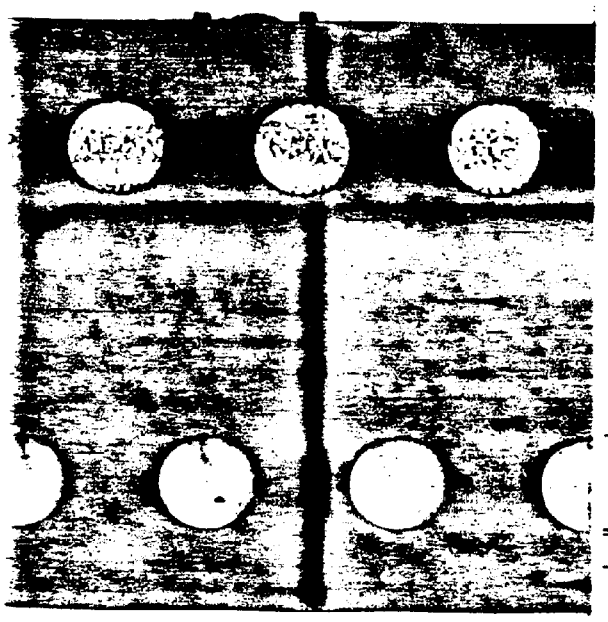
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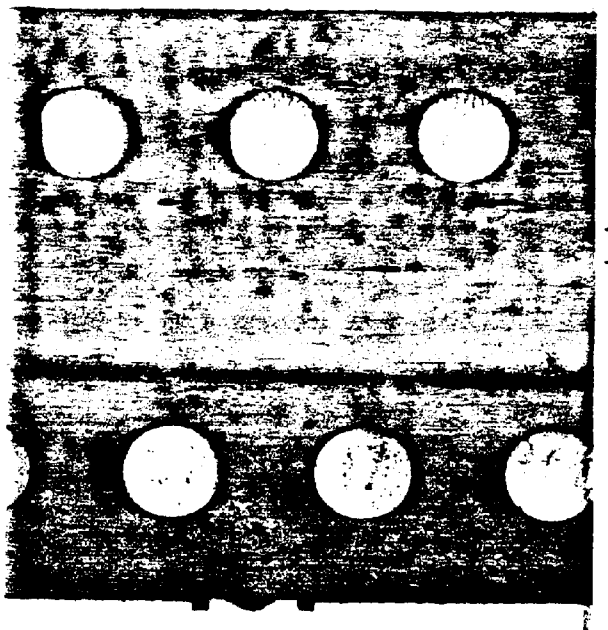
CAROL L. MEFFORD

TO:

WAYNE R. SIMMONS AND WIFE, ELIZABETH ANNE SIMMONS

MAIL TO: KEECH OSCHEK 131-16 06/21 0101 $16.00





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

RECEIVED OF _____

FOR _____

P-Trust 9797 P: 814

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 8.00
TOTAL 131.10
CHECK 131.10
06/21/95 01 09:07 0001 3316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071942
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922529