0074373

IDENTIF. & REFERENCE

WARRANTY DEED

95 JUN 29 AM 8:26

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9715 PG 337

THIS INDENTURE, made and entered into as of the **23rd** day of **June, 1995** by and between

JEANINE L. KILLYON SIMMONS and JORY S. SIMMONS, WIFE AND HUSBAND

hereinafter referred to as Grantor, and

CLARICE L. DRAKE, A MARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #12 ON THE PLAN OF EDGE-O-LAKE, SECTION 20-A, OF RECORD IN BOOK 5200, PAGE 183, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 119.15 FEET ON THE SOUTHWESTERLY MARGIN OF WILDWOOD DRIVE AND EXTENDS BACK 130.20 FEET ON THE NORTHWESTERLY LINE 127.79 FEET ON THE BROKEN SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 43.04 FEET THEREON.

BEING ALL THE SAME PROPERTY CONVEYED TO JEANINE L. KILLYON BY QUITCLAIM DEED FROM CLARA WILLIS BYRD, TRUSTEE OF RECORD IN BOOK 8358, PAGE 594 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JEANINE L. KILLYON HAS SINCE REMARRIED AND IS NOW KNOWN AS JEANINE L. KILLYON SIMMONS. THE SAID JORY S. SIMMONS JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST HE MAY HAVE IN SAID PROPERTY, MARITAL OR OTHERWISE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

J & K S

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jeanine L. Killyon Simmons
JEANINE L. KILLYON SIMMONS

Jory S. Simmons
JORY S. SIMMONS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JEANINE L. KILLYON SIMMONS and JORY S. SIMMONS, WIFE AND HUSBAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **June, 1995**.

Dana L Hill
Notary Public

Commission Expiration: 11-25-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$68,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Clarice L. Drake
Affiant

Subscribed and sworn to before me this **23rd** day of **June, 1995.**

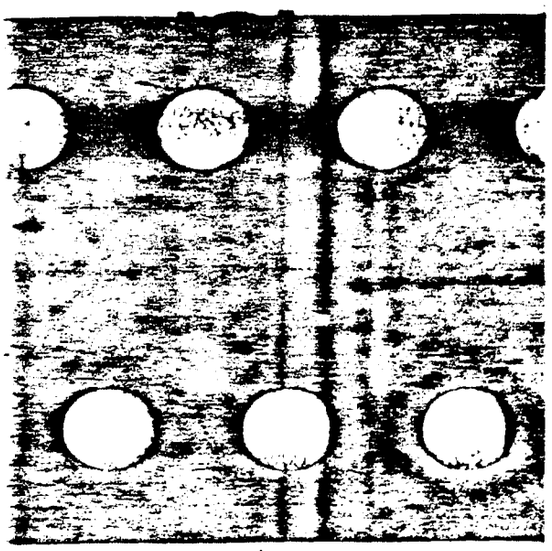
Dana L Hill
Notary Public

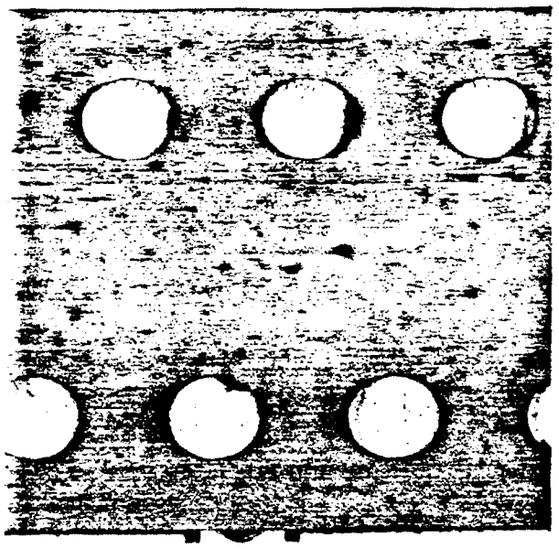
Commission Expiration: 11-25-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	CLARICE L. DRAKE 3105 WILDWOOD DRIVE NASHVILLE, TN 37217	3105 WILDWOOD DRIVE NASHVILLE, TN 37217 MAP PARCEL NUMBER 136-13-103

RECD FOR REC 29 JUN 95 13:01 03:CHECK 260.00





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

RECEIVED OF _____

FOR _____

BOOK 9715 PG 339

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

06/29/95 01 08:26 0001 5980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00074373
IDENTIF. ↑ REFERENCE

95 JUN 29 AM 8:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925155