BOOK 9769 PG 683

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: ~~May 16, 1999~~ 1-27-98
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC STATE OF TENNESSEE
My Commission Expires: 1-27-98

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Jean Towery	Chemical Residential Mortgage	172-12-0-B
(NAME)	(NAME)	
1228 Crestfield Drive	343 Thornall Street	098.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Edison, NJ 08837	
(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, Samuel M. Simmons and wife, Rhonda T. Gregory Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Jean Towery

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, TN, being Lot No. 426 on the Plan of Section Six, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 290, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel M. Simmons and Rhonda T. Gregory by deed from Claridge Builders, Inc. of record in Book 8512, Page 807, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170 and Book 8374, Page 591; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304; Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

00091911 IDENTIF. ↑ REFERENCE.

95 AUG 22 AM 11:21 REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1228 Crestfield Drive, Nashville, TN 37211
(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 our hand s this 21st day of August 19 95

Samuel M. Simmons

Rhonda T. Gregory Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9769 PG 684

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel M. Simmons and wife, Rhonda T. Gregory Simmons

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 21st day of August 19 95.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

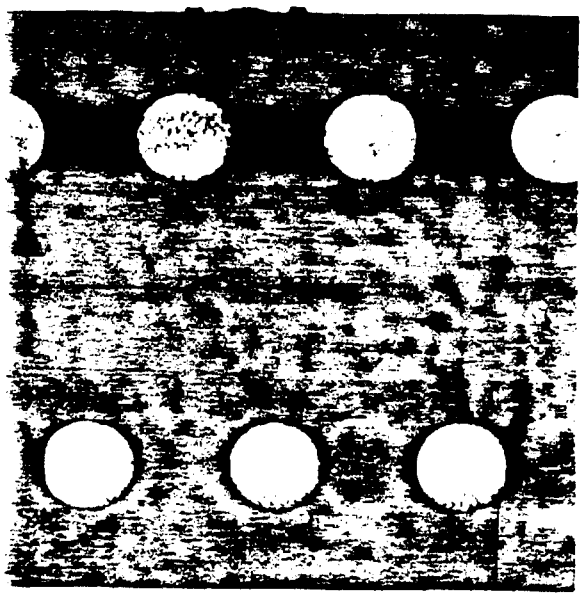
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

FILED FOR RECORD
AUG 25 1995 AT 8:45 AM



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

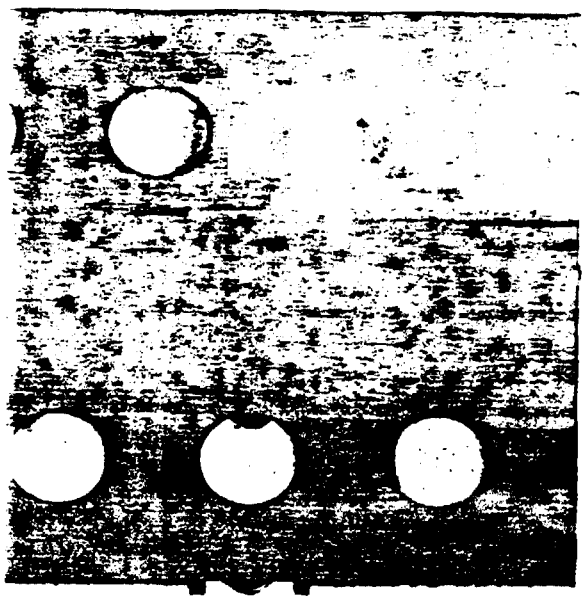
RECEIVED OF _____

FOR _____

BOOK 9769 PG 685

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



AMT
112900.00
CON TX 417.73
PRFEE 1.00
WDEED 8.00
TOTAL 426.73
CHECK 426.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/95 01 11:24 0001 5130

0091911
IDENTIF. ↑ REFERENCE

95 AUG 22 AM 11:21

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

No. 944084