This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Bobby D. Hargrove
5480 Old Hickory Blvd.
Ashland City, TN 37015

47
106

SEND TAX BILLS TO: Same

0124528

IDENTIFICATION REFERENCE

MAIL ENV.

98 NOV 20 AM 10:50

FILED & RECORDED
DAVIDSON COUNTY, TN.

WARRANTY DEED

(Map/Parcel No. 047-00-0/106.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **E. V. Simmons, Jr. and wife, Tammy Y. Simmons,** have bargained and sold and do hereby transfer and convey unto **Bobby D. Hargrove and wife, Pamela J. Hargrove**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being in the 13th, formerly 25th District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, and being known as part of Tract No. 24 on the Map of Dr. E.E. Brown's Farm, formerly Governor Roberts' property and shown on a copy of a survey dated May 16 & 24, 1949, by John D. Kerr, County Surveyor for Rutherford County, and described according to a survey made by Ralph W.C. Lambert, July 15, 1972, as follows:

BEGINNING on the easterly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to J. D. Williams and wife, by deed from J. H. Burton and wife, of record in Book 2925, page 81; thence with said Williams' southerly line, easterly 225 feet to the center of a creek bed; thence with the center of same, North 15 deg. East 20 feet to the southerly line of the property conveyed to J. B. Williams and wife, by deed from S. A. Watson and wife, as of record in Book 1971, page 547; thence with said Williams' southerly line, South 69 deg. 32' East 612.8 feet to his southeast corner; thence South 2 deg. West 183 feet; thence North 72 deg. 45' West 650 feet; thence North 15 deg. East 88 feet; thence North 74 deg. 45' West 225 feet to the easterly margin of Old Hickory Boulevard; thence with said Boulevard, North 15 deg. East 95 feet to the beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to E.V. Simmons, Jr. and wife, Verna Leann Simmons, by deed from Danny R. Adcock and wife, Rita Adcock, of record in Book 5928, page 718, Register's Office for Davidson County, Tennessee. Verna Leann Simmons having quitclaimed and conveyed unto E. V. Simmons, Jr., all her interest in and to said property by Quitclaim Deed of record in Book 6653, page 868, said Register's Office.

The legal description contained herein is the same as that contained in the previous instrument of record.

Also conveyed herein is a 1988 Champion mobile home, model CON, body HS, VIN # 2181430951 which is located on and attached permanently to the land.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The undersigned, **Tammy Y. Simmons,** spouse of Grantor, joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the

Grantees, any and all rights, title, and interest she may have in the property, whether arising by virtue of marriage or otherwise.

This is improved property known as: 5480 Old Hickory Blvd., Ashland City, Tennessee, 37015.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 10th day of November, 1995.

E. V. SIMMONS, JR.

TAMMY Y. SIMMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E.V. Simmons, Jr. and wife, Tammy Y. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 10th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 **$39,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

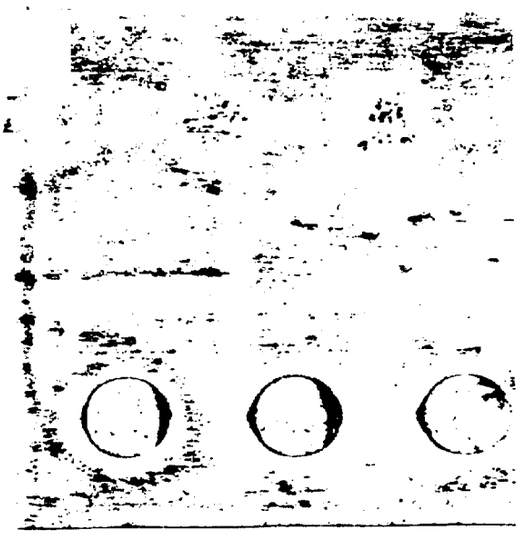
Affiant

Subscribed and sworn to before me this 10th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

0055 11/20 0101 03CHECK 153.30



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

RECEIVED OF _____

FOR _____

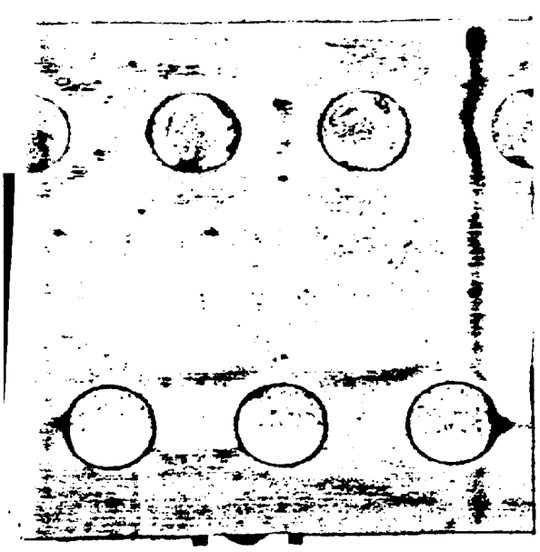
BOOK 9864 PG 306

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

11/20/95 01 10:53 0001 0055



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124528 IDENTIF. # REFERENCE

95 NOV 20 AM 10:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 978601