BOOK 10067 PG 268

59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

X David D. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 96

Susan B. Timms
Notary Public

MY COMMISSION EXPIRES: Nov 20, 1996
(AFFIX SEAL)

N0596-407L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Simmons	SunTrust Bank, Nashville, N. A.	MAP 103.4
(NAME)	(NAME)	
4505 Idaho Avenue	P.O. Box 305110/7th Floor	PARCEL 44
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37230-5110	
(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, Carolyn R. Tate, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul D. Simmons and wife, Cynthia W. 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. 406, Block 22, on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 406, Block 22 fronts 50.00 feet on the southerly margin of Idaho Avenue, and extends back between parallel lines in a distance of 150.00 feet to a dead line in the rear.

Being the same property conveyed to David J. Bennett and wife, Carolyn R. Tate from Toby D. Smith and wife, Patricia A. Smith filed for record on March 6, 1987 and recorded March 10, 1987 and filed for record in Book 7162, page 200, Register's Office for said County. Subsequently, David J. Bennett and Carolyn R. Tate divorced and David J. Bennett having conveyed all his interest in said property by Quitclaim Deed of record in Book 8550, page 710, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 4505 Idaho Avenue, Nashville, Tennessee 37209
(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 29th day of May, 19 96

Carolyn R. Tate

Carolyn R. Tate

BOOK 10067 PG 269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn R. Tate

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 Nashville, Tennessee, this 29th day of May 19 96

Commission expires Nov 20, 1996

Susan D. Evans
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, 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_____.

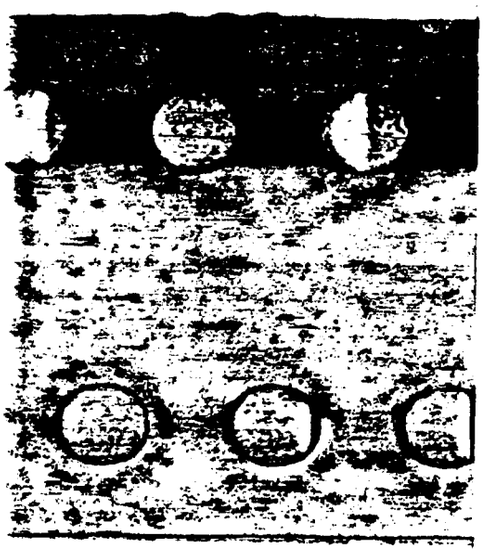
My commission expires _____

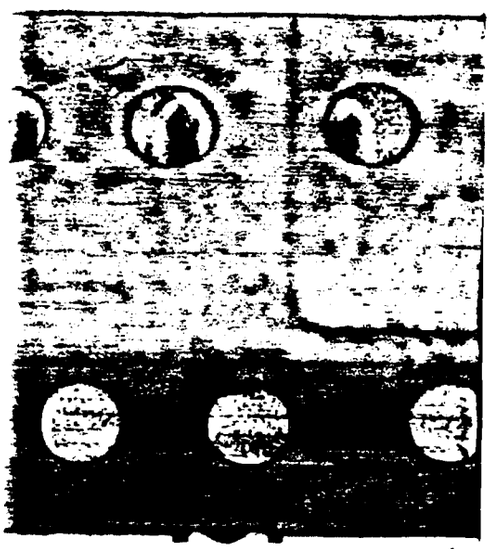
_____
Notary Public

0187110
IDENTIF. & REFERENCE

96 MAY 30 PM 4:11
FELIX Z. RUSSELL REGISTER
DAVIDSON COUNTY, TN.

7399 05/30 0101 03CHECK 393.80





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

RECEIVED OF _____

FOR _____ BOOK 10067 PG 270

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
				104000.00
				CON TX 384.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 393.80
				CHECK 393.80
			05/30/96	01 16:14 0001 7399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187110
IDENTIF. ← REFERENCE

96 MAY 30 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045302