Bk 595

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10141 PG 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 5-7-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Simms (NAME)	Union Planters Bank of Middle (NAME)	117-7-26
1820 Lombardy Ave. (ADDRESS)	401 Union Street (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219-2588 (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, William M. Huffaker and wife, Martha H. Huffaker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. Simms and wife, Victoria Quinones Simms

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 the westerly 80 feet of Lot No. 80 of Block "B" on the Map of Walter Stokes Home Place, Subdivision No. 1 as of record in Book 974, page 92, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 8 fronts 80 feet on the northerly side of Lombardy Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to William M. Huffaker and wife, Martha H. Huffaker by deed from Lucille H. Gazaway, a widow, of record in Book 7479, page 476, Register's Office for Davidson County, Tennessee.

0209743
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1820 Lombardy Ave., Nashville, Tennessee 37215
(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 30th day of July, 19 96

William M. Huffaker

Martha H. Huffaker

BOOK 10141 PG 14

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 William M. Huffaker and wife, Martha H. Huffaker

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 Nashville, Tennessee, this 30th day of July 19 96

Commission expires 5-5-99

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 _____.

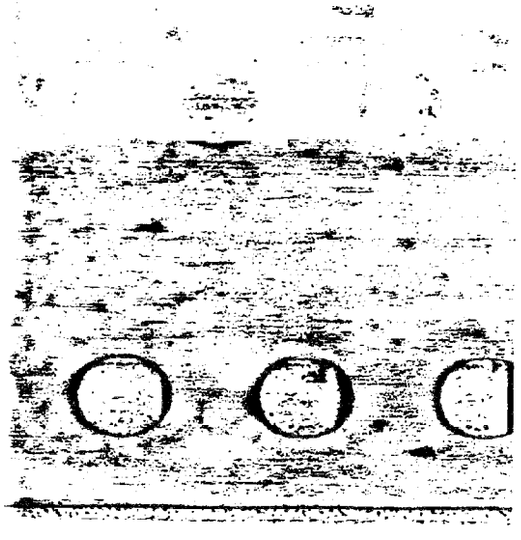
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

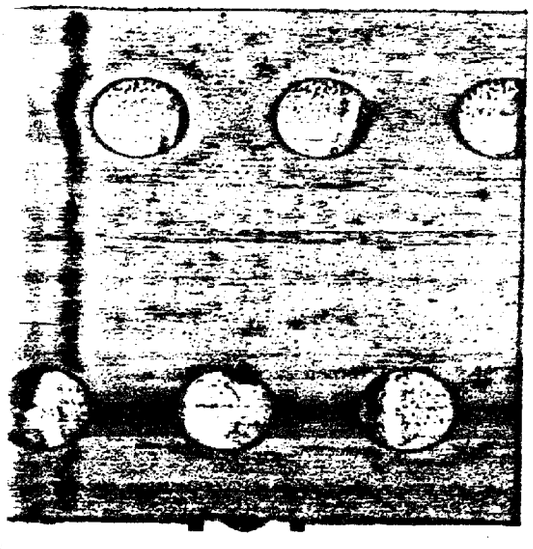
My commission expires _____

Notary Public

1878 09/01 0101 03CHECK

571





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 15

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 152000.00
				CON TX 562.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 571.40
				CHECK 571.40
08/01/96	01			13:12 0001 1878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209743
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069461