Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 47,000.00

Robert Simoni
Affiant

Subscribed and sworn to before me, this 4th day of October 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT SIMONI 1603 Jones Avenue Nashville, Tennessee 37207	Robert Simoni c/o Terry Keller 2011 Hermitage Park Drive Hermitage, TN 37076	MAP 71-12 PARCEL 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND AND NO/100---------- ($ 47,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, BRESEE D. STOVALL AND WIFE, MILDRED D. STOVALL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT SIMONI, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 70.0 feet of Lot No. 1 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 70.0 feet on the easterly side of Jones Avenue and runs back 285.0 feet, more or less, on the northerly line and 275.0 feet, more or less, on the southerly line to the westerly line of Lot No. 5, measuring 70.0 feet thereon.

BEING part of the same property conveyed to Bresee D. Stovall and wife, Mildred D. Stovall, by deed from Breese D. Stovall of record in Book 6326, pages 553 and 555, Register's Office for Davidson County, Tennessee.

0233389
IDENTIF. & REFERENCE

96 OCT -7 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1603 Jones Avenue, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Walnut Grove S/D of Lt No. 5 of the Stull Tract of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of October, 19 96.

Bresee D. Stovall
BRESEE D. STOVALL

Mildred D. Stovall
MILDRED D. STOVALL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 BRESEE D. STOVALL AND WIFE, MILDRED D. STOVALL, 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 this 4th day of October, 19 96.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

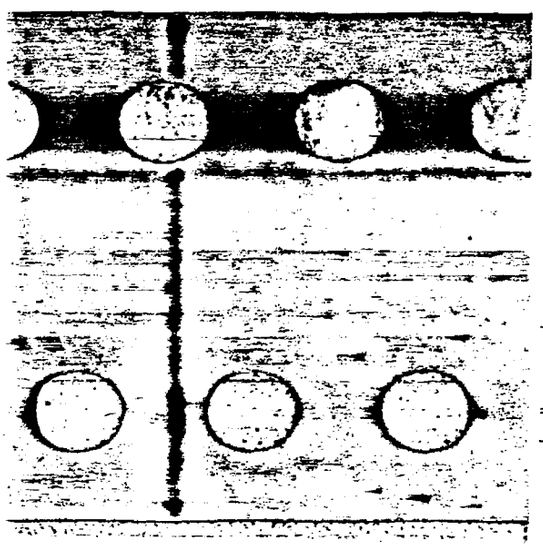
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____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

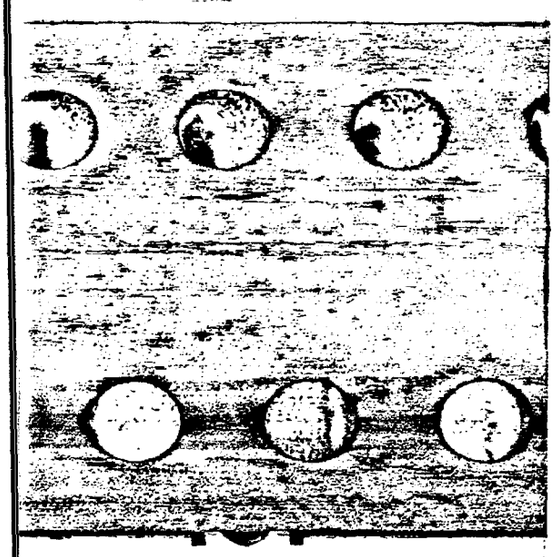
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

7110 10/07 0101 03CHECK 182.90





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

RECEIVED OF _____

FOR _____

BOOK 10217 PG 391

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 47000.00
CON TX 173.90
PRFEE 1.00
MDEED 8.00
TOTAL 182.90
CHECK 182.90

10/07/96 01 09:20 0001 7110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233389
IDENTIF. ↑ REFERENCE

96 OCT -7 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074178

No. [redacted]