0275182

File Box 51-A

IDENTIFICATION REFERENCE

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

1028 812

ADDRESS NEW OWNER:
David L. Simmons
~~814~~ Halcyon Avenue
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 118-1
GROUP
PARCEL 407

WARRANTY DEED

BOOK 10356 PG 60

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Willie Mae Sweatt, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David L. Simmons, married**, 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:

> LAND in Davidson County, Tennessee, being the northerly part of Lot No. 12 on the Plan of Bransford Realty Company's Subdivision of Montrose Park, as of record in Book 547, page 25, Register's Office for said County.
>
> SAID part of said lot fronts 56 feet on the south side of Montrose Avenue and runs back between lines, 98 feet on the east line and 100 feet on the west line, along the easterly margin of 9th Avenue, South, to a dead line in the rear on which it measures 72 feet more or less.
>
> BEING the same property conveyed to Willie Mae Sweatt, by Installment Deed from Jesse Stewart and wife, Annie G. Stewart, as of record in Book 5516, page 124, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 815 Montrose Avenue, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David L. Simmons, married, his heirs and assigns, forever; and I, Willie Mae Sweatt, unmarried, do covenant with the said

Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10356 PG 61

Witness my hand this the 21st day of February, 1997.

Willie Mae Sweatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Willie Mae Sweatt, unmarried,** 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of February, 1997.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: July 24, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $45,000.00.

Queen E. Simmons
AFFIANT

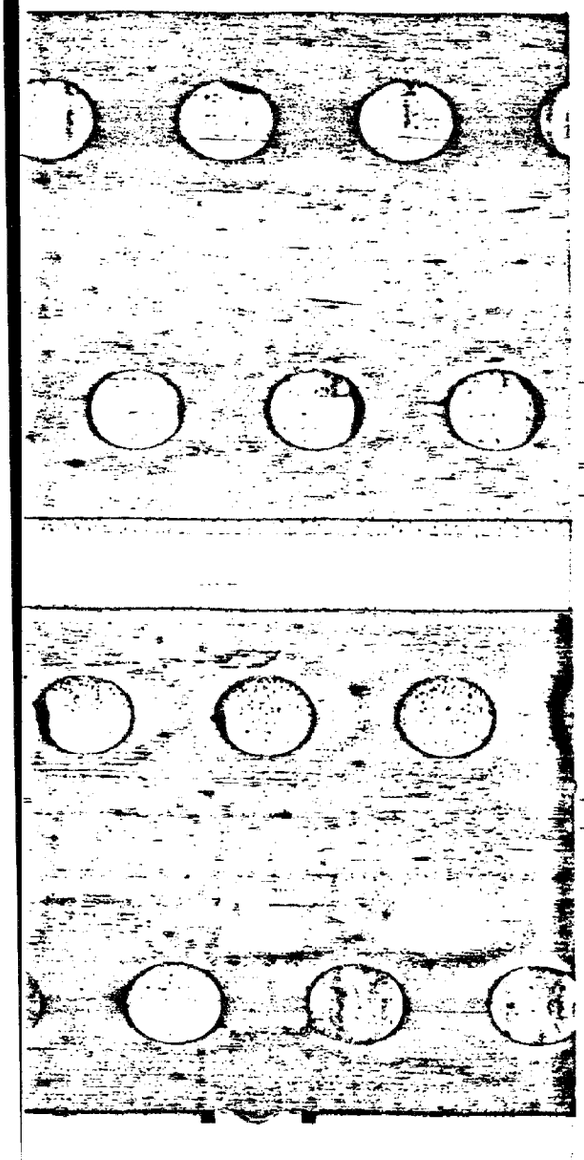
Subscribed and sworn to before me
this 21st day of February, 1997.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: July 24, 1999

8676 02/21 0101 03CHECK 175.50

C:\WPS11\WORK\CLOSINGS\YFA97157.WD



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

RECEIVED OF _____

FOR _____

BOOK 10356 PG 62

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
			CONT [illegible]	
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
02/21/97	01		14:36 0001	8676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275182
IDENTIFICATION REFERENCE

97 FEB 21 PM 2:

DAVIDSON COUNTY

No. 1119115