WARRANTY DEED

File Box "7"
Saturn & Mazer
(35362)

STATE OF TENNESSEE BOOK 10417 PG 428
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF April 19 97
Notary Public
MY COMMISSION EXPIRES: LARGE
(AFFIX SEAL) 11-19-98

ALAMO TITLE SATURN
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Lynch Reynolds (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	158-3-42
6117 Melbourne Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	FH-14806
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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 G. Simpson and wife, Elaine R. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Lynch Reynolds

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. 498 on the Plan of Hillsboro Park, Section VIII, of record in Book 2663, Page 96, Register's Office for said County.

SAID Lot No. 498 fronts 201.8 feet on the northerly side of Melbourne Drive and runs back 243.7 feet on the easterly line and 215.6 feet on the westerly line to a dead line in the rear on which it measures 240.1 feet.

BEING the same property conveyed to William G. Simpson and wife, Elaine R. Simpson by deed from Joseph V. Russell and wife, Barbara B. Russell of record in Book 4607, Page 832, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 6117 Melbourne Drive, Nashville, TN 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 hands this 10th day of April, 19 97

William G. Simpson

Elaine R. Simpson by William G. Simpson, attorney in fact
Elaine R. Simpson

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10417 PG 429

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 G. Simpson ~~and wife~~, ~~Elaine R. Simpson~~

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 10th day of April 19 97.

Commission expires 11/28/98

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of April, 1997, before me personally appeared Williams G. Simpson to me known to be the person who executed the foregoing instrument in behalf of Elaine R. Simpson, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the same Elaine R. Simpson.

Witness my hand and official seal at Nashville, Tennessee, Davidson County, Tennessee this the 10th day of April, 1997.

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/28/98

IDENTIF. & REFERENCE
02945 62

97 APR 15 PM 1:53
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

9625 04/15 0101 02DEEDX 004.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

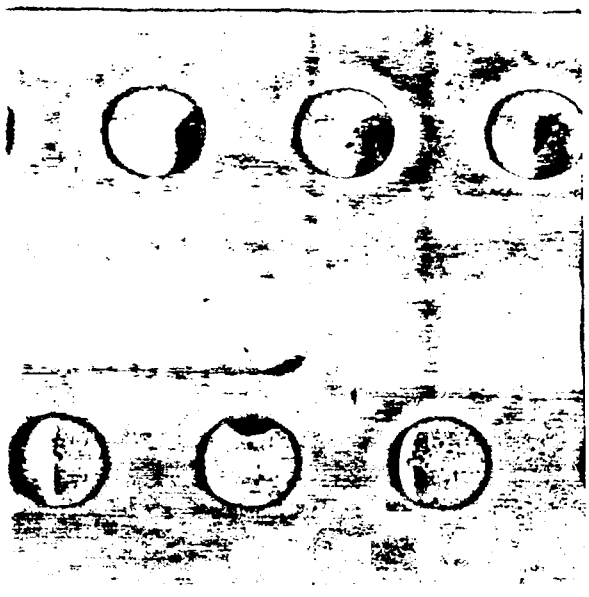
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10417 PG 430

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 215000.00

CON TX 795.50

PRFEE 1.00

WDEED 8.00

TOTAL 804.50

CHECK 804.50

04/15/97 01 13:44 0001 9635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02945562

IDENTIF. ↑ REFERENCE

97 APR 15 PM 1:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1140616