ANNA L. STEPHENS

TO: DEED

BOOK 10630 PG 335

HOMER D. SIMMS ET UX

THIS DEED OF REALTY, executed as of the 1 day of October, 1997, by Grantor, **ANNA L. STEPHENS**, to Grantees, **HOMER D. SIMMS and wife, SANDRA S. SIMMS**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, certain realty situated in the Second Civil District Metro-Nashville of Davidson County, Tennessee, and bounded and described as follows:

> BEING Lot No. 1B, on the Zone Lot Division of Lots 1, 2 and 3 on the Final Plat of Section 4, Primrose Meadows, 2nd Civil District Metro-Nashville, of record in Plat Book 6250, Page 884, in the Register's Office for Davidson County, Tennessee, and being designated as Map and Parcel No. 033-16-269, on the Maps of the Assessor of Property for Davidson County, Tennessee, and also shown on a survey by Rocky L. Montoya, TRLS# 697, of R.L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, Tennessee 37072, dated September 22, 1997, Job No. 97-578.
>
> This being the same realty conveyed to Anna L. Stephens by deed from Nevin H. Downs of record in Book 9076, Page 744, in the Register's Office for Davidson County, Tennessee.

5206 10/02 0101 02CHEC 115.4

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 1997 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 2965, Page 520, as

Prepared by John R. Brice
of Brice, Nolan, Brice,
Harvey & Williamson, PLLC
121 South 3rd St., Clarksville, TN

amended in Book 3000, Page 238, and Book 5039, Page 481, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

ANNA L. STEPHENS

GRANTOR

BOOK 10630 PG 336

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ANNA L. STEPHENS**, the within named 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 seal at office this the 1 day of October, 1997.

My Commission Expires: 10-12-98.

Notary Public

Property Owners Name and Address:

Mr. and Mrs. Homer D. Simms
1107 North Graycroft Avenue
Madison, TN 37115

Person or Entity Responsible for Payment of Property Taxes:

First Federal Savings Bank
P.O. Box 688
Clarksville, TN 37041-0688

STATE OF TENNESSEE, MONTGOMERY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 81,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 1 day of October, 1997.

Notary Public (Register of Davidson County, Tennessee)

My Commission Expires: 10-12-98

JOEL D. RAGLAND NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

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BOOK 10630 PG 337

0351666

IDENTIFICATION REFERENCE

97 OCT -2 AM 9:37

FEE REGISTER

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10630 PG 338

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 81750.00
CON TX 302.48
PRFEE 1.00
WDEED 12.00
TOTAL 315.48
CHECK 315.48

10/02/97 01 09:35 0001 5206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354666
IDENTIFICATION REFERENCE

97 OCT -2 AM 9:37

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1204557