47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

George L Rooker Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September 19 97

Bettye Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BETTYE WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George L. Rooker, Jr. (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 42-7
626 Ronnie Road (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 87
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (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, Bettye C. Simmons, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George L. Rooker, Jr. and Jennifer Ann Davis, both unmarried

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 north part of Lot No. 106 on the Plan Section I, MADISON MEADE, as of record in Book 2854, Page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the east margin of Ronnie Road, 12 feet north of the corner of Lots Nos. 105 and 106; being the northwest corner of the property conveyed to Walter Finis Hines and wife, by deed of record in Book 3159, Page 507; thence along Hines north line, easterly 234 feet more or less to the easterly corner of Lots Nos. 105 and 106; thence northerly 178.71 feet to the south margin of Nesbitt Lane; thence with the margin of the same, westerly 184.19 feet to the beginning of a curve; thence around said curve, southwesterly 43.38 feet to the east margin of Ronnie Road; thence with the margin of the same, southerly 153 feet to the point of beginning.

BEING the same property conveyed to A. C. Simmons, and wife, Bettye C. Simmons, by deed from E. Graves Pate, Sr., and wife, Frieda H. Pate, of record in Book 3224, Page 23, Register's Office for Davidson County, Tennessee. The said A. C. Simmons having since died.

97 OCT -3 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

0355150

unimproved ( )
This is improved (X) property, known as 626 Ronnie Road, Madison, TN 37115
(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 my hand this 25th day of September 19 97

Bettye C Simmons
Bettye C. Simmons

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 Bettye C. Simmons

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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of September 19 97.

Commission expires 11-27-99

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 _____ 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

5715 10/03 0101 03CHECK 508.50

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

RECEIVED OF _____

FOR _____

BOOK 10632 PG 522

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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50
10/03/97 01 08:35 0001 5715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0355150
IDENTIF. # REFERENCE

97 OCT -3 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205059