Map

Prepared by : John G. Doak, Sr., Atty. 2525 Lebanon Road, Nashville, TN., 37214, BPR. # 2343

TRUSTEES DEED

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From: **John G. Doak, Sr., Successor Trustee**
To: **James R. Simmons and wife Linda S. Simmons**

****

New Owner Address: **Mr. & Mrs. James R. Simmons**
5995 Dewey Carr Road, Bethpage TN 37022

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Send Tax Bills To: Same

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Map 110 parcel 124

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State of Tennessee
Davidson County

The actual consideration or value, whichever is greater, for this transfer is: $122,301.64

Affiant

Sworn to and subscribed before me on 1/12/98

Notary Public

My Commission Expires: 3/24/01

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FOR AND IN CONSIDERATION of the payment of the sum of One Hundred Twenty-Two Thousand Three Hundred One and Sixty-Four One Hundredths ($122,301.64) Dollars, cash paid by Grantees James R. Simmons and wife Linda S. Simmons, to Grantor, John G. Doak, Sr., Successor Trustee, by instrument of record in Book 10676 Page 514, Register's Office for Davidson County, Tennessee; who hereby acknowledges the receipt and sufficiency of the same; said Grantor has this day bargained & sold, and does hereby transfer & convey unto said Grantees, their heirs and assigns:

Real estate located in the 4th civil district of Davidson County Tennessee and described according to the survey of Hickerson & Smith Engineering, dated 2/25/65 and revised on 1/6/66, as follows:

Beginning at a point in the center of Earhart Rd, said point being south 8° 31" west 50 feet from the southeast corner of the property conveyed to the Trustees of Bakers Grove Baptist Church, as of record in book 3802 page 515 Registers office for Davidson County Tennessee, said point also being in the southerly margin of the 50 foot unnamed roadway, thence North 86° 52' West 655 feet; thence South 8° 7 ' West 235 feet± to a point in the Northerly boundary of K.B. Cooke property; thence South 88° East 293.2 feet; thence South 85° East 347.9 feet to the center of Earhart Rd.; thence with the center of same, North 8° 31' East 225 feet to the beginning, and containing 2.6 acres±.; and,

Being the same property conveyed to Scott W. Lyons by deed from James R. Simmons and wife Linda S. Simmons of record in Book 9527 page 936 Register's Office for Davidson County, Tennessee, and in turn, conveyed by the said Scott W. Lyons, who was an unmarried person, by a certain Deed of Trust, of record in Book 9527 Page 940 RODC, to H. Houston Hagar, Trustee to secure the repayment of a certain $119,000.00 Deed of Trust Note dated 11/22/94 and made by Scott W. Lyons to James R. Simmons and wife Linda S. Simmons; and said Scott W. Lyons, heirs and assigns having defaulted in the payment of said Deed of Trust Note, and said default having been properly declared and payment in full demanded and having not been paid; and the Grantor herein, John G. Doak, Sr., having been appointed Successor Trustee in the place and stead of H. Houston Hagar, Trustee, by the aforementioned instrument, advertised the same, in accordance with the provisions of said Deed of Trust, and sold the same to the highest and best bidder at public auction at the front door of the Davidson County Courthouse at 12:00 Noon CDST on 1/9/98, unto Grantees.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property, known as 3574 Earhart Road, Hermitage, Davidson County, TN, 37076

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantees, successors and assigns forever; and I as such Successor Trustee, but no further or otherwise, covenant that I am lawfully seized and possessed of said real estate, that I have good right to convey it and that the same is unencumbered, except for current taxes (which are not yet due or payable) and any matters shown on the plat of record in the Registers Office For Davidson County, Tennessee; and any lawfully applicable statutory right of redemption and to any lawfully applicable right of redemption of any State or Federal governmental entity; and to any easements of record and to any matters shown on any subdivision plan, and to any lawfully applicable subdivision restrictions; and to any lawfully applicable zoning ordinances, rules, and/or regulations; and to any applicable Metro and/or State codes.

Grantor, as such Successor Trustee, but no further or otherwise, covenants and binds himself to warrant and defend the title to said real estate to said grantees, against the lawful claims of all persons holding by through or under him.

IN WITNESS WHEREOF, said grantor has hereunto set his hand on 1/9/98

John G. Doak, Sr., Successor Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantor, John G. Doak, Sr., Successor Trustee, the bargainor, with whom I am personally acquainted and did swear to and subscribe the same; and did acknowledge that he as such Successor Trustee, being so authorized to do, had executed the same for the purposes therein contained.

Witness my hand and seal in Davidson County, Tennessee on 1/12/98.

My Commission Expires: 3-27-99

Notary Public

2178 01/15 0101 03CHECK 461.52

0390251
IDENTIF. & REFERENCE

98 JAN 15 AM 8:00

REGISTER
DAVIDSON CO. TN.

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

RECEIVED OF _____

FOR _____

BOOK 10757 PG 964

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 122301.64
CON TX 452.52
PRFEE 1.00
WDEED 8.00
TOTAL 461.52
CHECK 461.52

01/15/98 01 08:03 0001 2178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390251
IDENTIF. ↑ REFERENCE

98 JAN 15 AM 8:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1242820