(1)

Bk436

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

10575 PG 287

# WARRANTY DEED

| |
|---|
| **Name and Address of New Owner:**<br>**Jacqueline E. Simmons**<br>**16 Green Street**<br>**Nashville, Tennessee 37210** |
| **Send Tax Bills To:**<br>**FT Mortgage Companies**<br>**2974 LBJ Freeway, Suite 200**<br>**Dallas, Texas 75234** |
| **Street Address of Subject Property:** **Map-Parcel No:**<br>**16 Green Street** **Map 93-12**<br>**Nashville, Tennessee 37210** **Parcel 81.00** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WOODBINE COMMUNITY ORGANIZATION, INC.**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JACQUELINE E. SIMMONS**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Being the east 20 feet of Lot No. 62 and the west 20 feet of Lot No. 61 in Maury and Claiborne's Addition to Nashville, Tennessee, a plan of which is of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 62 and 61 together front 40 feet on the north side of Green Street and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Woodbine Community Organization, Inc. by Quitclaim deed from Metropolitan Development and Housing Agency of record in Book 10541, page 450, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 21, pages 84 & 85, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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 GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 3rd day of April, 1998.

**WOODBINE COMMUNITY ORGANIZATION, INC.**

By: Cathie Dodd Executive Director
**CATHIE DODD, EXECUTIVE DIRECTOR**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Cathie Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Director (or other officer authorized to execute the Instrument) of WOODBINE COMMUNITY ORGANIZATION, INC., the within named bargainor, a Tennessee corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director.

Witness my hand and seal, this 3rd day of April, 1998.

Notary Public

My Commission expires:

98 APR -6 PM 3:29

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 04222373

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater, for this transfer is $51,784.94.

Jacqueline L. Simmons
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 1998.

NOTARY PUBLIC

My commission expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

6635 04/06 0101 03:11:05

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

RECEIVED OF _____

FOR _____

BOOK 10875 PG 290

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CKRT [illegible]
CO TX [illegible]
PRFEE 1.00
MISC 12.00
TOTAL 204.50
CHECK 204.50

04/06/98 [illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0422373
IDENTIF. & REFERENCE
98 APR -6 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1276877