0438483

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

98 MAY 15 PM 12:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Harold R. Simpson **1161 Murfreesboro Pike** **Nashville, TN 37217**	**SAME**	**82-7-458**

BOOK 10933 PG 581

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Harold R Simpson
Affiant

Subscribed to and sworn before me this 14th day of May, 1998.

Notary Public

My Commission Expires: March 23, 2002

EVA M. LEMEH NOTARY PUBLIC AT LARGE TENNESSEE

FOR AND IN CONSIDERATION of the sum of Thirty Thousand Dollars ($30,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged DESSIE HALEY and husband, John Dee Sandifer, signing as the husband of Dessie Haley (whose married name is Dessie Haley Sandifer) in order to transfer any and all rights, whether marital or other, he may have in the property(the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto HAROLD R. SIMPSON (the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 34 fronts 50 feet on the easterly side of North 5th Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Stella Haley, a widow and son, Tom M. Haley, of record in Book 2040, page 359, Register's Office for Davidson County, Tennessee. The said Tom M. Haley died intestate leaving his wife, Dessie Haley and his mother Stella Haley, as his only heirs, Stella Haley died leaving a will of record in Book 143, page 224, Probate Court Davidson County, Tennessee vesting title to her daughter-in-law Dessie Haley.

This is improved real property known as 807 North 5th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee(s) that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 14th day of May, 1998.

Dessie Haley
DESSIE HALEY

John Dee Sandifer
JOHN DEE SANDIFER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dessie Haley, 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 official seal at Office this 14th day of May, 1998.

Notary Public

My Commission Expires: June 25, 2001

EVA M. LEVEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

7901 05/15 0101 03CHECK 120.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10933 PG 583

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00

05/15/98 01 12:09 0001 7901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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98 MAY 15 PM 12:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 1293901