B52

WARRANTY DEED

BOOK 11076 PAGE 198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Brenda Lake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF [illegible], 1998.

Notary Public

MY COMMISSION EXPIRES: May 2[illegible], 2002.

(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY
AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda C. Byas	**Century Mortgage Corp.**	**133-5-49**
(NAME)	(NAME)	
505 Veritas Street	**Two International Drive, Suite 507**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(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, **Robert Warren Simms Jr. and wife Felicia A. Simms**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda C. Byas**, 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, described according to a survey by T. R. Sanford Surveyor, dated January 26, 1955, and described as follows:

Beginning at an iron pin in the southerly margin of Veritas Street 75 feet west of the Southwest corner of Veritas Street and Keystone Avenue, thence in a westerly direction 75 feet along the southerly margin of Veritas Street to an iron pin; thence at right angles and in a southerly direction 157 feet along the margin of an unopen alley to an iron pin; thence at right angles in an easterly direction 75 feet to an iron pin; thence at right angles in a northerly direction 157.5 feet to te point of beginning.

Being the same property conveyed to Robert Warren Simms Jr. and wife, Felicia A. Simms by deed of record in Book 8693, Page 757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **505 Veritas Street, Nashville, TN 37211**
(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.

04 77896
IDENTIFICATION REFERENCE

98 AUG 21 AM 10:01
REGISTER
DAVIDSON COUNTY, TN.

0130 08/21 0101 03CHECK 288.50

Witness **my/our hand(s)** this **17th day of August, 1998**.

Robert Warren Simms Jr.

Felicia A. Simms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

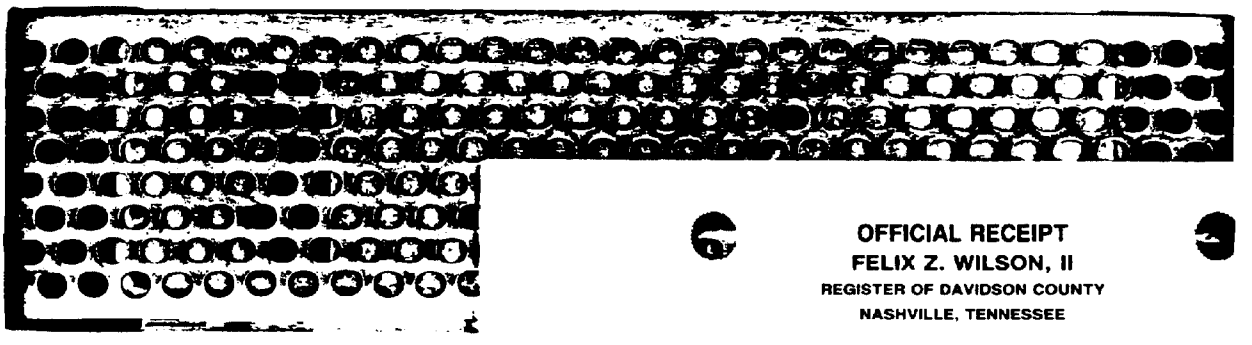
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robert Warren Simms Jr. and wife, Felicia A. Simms the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1998.

Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN.



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

RECEIVED OF _____

FOR _____

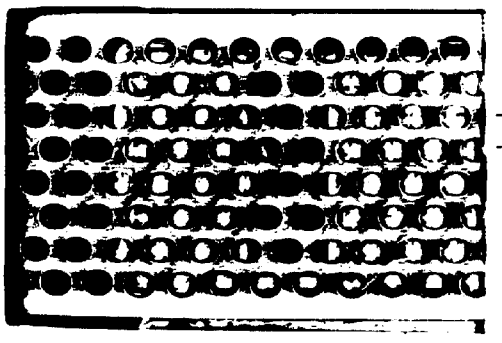
BOOK 11076 PAGE 200

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 75000.00
CON TX 277.50
PRFEE 1.00
[illegible] 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/98 01 10:01 0001 0130

0477896
IDENTIF. # REFERENCE

98 AUG 21 AM 10:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1335629