0478670

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 AUG 24 PM 12:34

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (as) Title No: 40176
Dav. Co. File: Box 8

BOOK 11078 PAGE 433

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert W. Simms, Jr. Felicia A. Simms 421 Lynn Court Nashville, Tennessee 37211	Trans Financial Bank TN, N.A. 315 North Atlantic Street Tullahoma, Tennessee 37388

TAX MAP-PARCEL NUMBERS: 132-16-41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 161,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betsey R. Greer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Simms, Jr. and spouse, Felicia A. Simms,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 818 on the Plan of Caldwell Hall, Section Thirteen of record in Book 3300, Page 66, Register's Office for said County.

SAID Lot No. 818 fronts 56.77 feet on the easterly margin of Lynn Court and extends back 229.12 feet on the broken northerly line and 187.2 feet on the southwesterly line to a dead line in the rear, measuring 87.23 feet thereon.

BEING the same property conveyed to Betsey R. Greer by Quitclaim Deed from Robert L. Cooper and wife, Geneva S. Cooper of record in Book 10058, Page 768, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 66, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lynn Court and 10 foot easement for public utility and drainage purposes along the rear line and the easterly portion of the broken northerly line(s) of said lot; Restrictive covenants of record in Book 3400, Page 226, Book 3435, Page 357, Book 3502, Page 555, said Register's Office.

This is improved property, known as: 421 Lynn Court, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of August, 1998.

Betsey R. Greer

State of Tennessee
County of Davidson

On this 20th day of August, 1998, before me the undersigned authority, personally appeared **Betsey R. Greer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 161,500.00

Affiant

Sworn and subscribed before me on the 20th day of August, 1998.

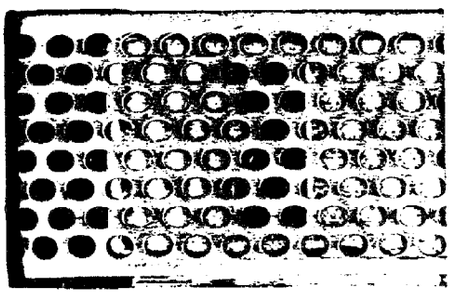
Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0953 08/24 01:01 03CHECK 668-55

WIdoc: D... Wty—12/92



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

RECEIVED OF _____

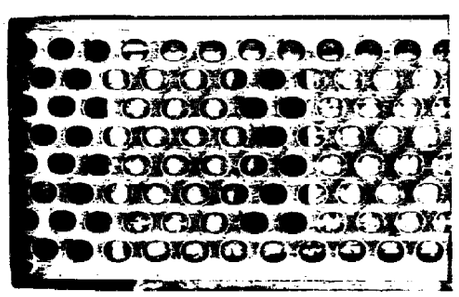
FOR _____

BOOK 11078 PAGE 435

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 161500.00
				CON TX 597.55
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 608.55
				CHECK 608.55
08/24/98	01			12:35 0001 0953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 78670
IDENTIF. # REFERENCE

98 AUG 24 PM 12:34

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

No. 1336445