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47

KATHLEEN D. DuPLKA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Barbara Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Simmons	Barbara Simmons ~~Ernie Midgett and Ricki Midgett~~	MAP 69-16
(NAME)	1600 Elizabeth Road (NAME)	
1600 Elizabeth Road	~~5215 Rolling Road~~	PARCEL 67
(ADDRESS)	Nashville, TN 37218 (ADDRESS)	
Nashville, TN 37218	~~Joelton, Tennessee 37080~~	
(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, Lance M. Hornbuckle and Ernie Midgett and William Farmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Simmons

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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street 199 feet west of the northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, in the Register's Office for said County, being the corner of Lots Nos. 12 and 13; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with the northerly margin of said Avenue westwardly 100 feet to the easterly margin of a 50 foot unnamed street; thence with the easterly margin of said unnamed street northwardly 136.05 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.52 feet to the southerly margin of said Elizabeth Street; thence with the southerly margin of same eastwardly 79.9 feet to the beginning.

Being the same property conveyed to Lance M. Hornbuckle, Ernie Midget and William Farmer by deed from J. Robin McKinney, Jr., Administrator, of the Estate of Joe Edward Jolley of record in Book 9806, Page 493, Register's Office for said County.

This is not the pricipal residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 1600 Elizabeth Road, Nashville, TN 37218
(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.

Witness our hand s this 9th day of September, 19 98

Lance M. Hornbuckle

William Farmer

Ernie Midgett

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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 Lance M. Hornbuckle and Ernie Midgett and William Farmer

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of September, 19 98.

Commission expires My Commission Expires July 27, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires My Commission Expires July 27, 2002

Notary Public

1425 09/16 0101 03CHECK 251.50

048847
IDENTIF. & REFERENCE

98 SEP 16 AM 11:07
FELIX Z. ANDERSON III REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	~~65000.00~~
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	251.50
			CHECK	251.50

09/16/98 01 11:06 0001 1425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488447

IDENTIF. & REFERENCE

98 SEP 16 AM 11:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346806