HOMER D. SIMMS, ET UX

TO: DEED

BOOK 11523 PG. 105

SCOTT SIMMS,
a single person

THIS DEED OF REALTY, executed as of the 13 day of May, 1999, by Grantors, **HOMER D. SIMMS and wife, SANDRA S. SIMMS**, to Grantee, **SCOTT SIMMS, a single person**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, certain realty situated in the **SECOND** Civil District of Davidson County, Tennessee, and bounded and described as follows:

> BEING Lot No. 1B, on the Zone Lot Division of Lots 1, 2, and 3, on the Final Plat of Section 4, Primrose Meadows, Second Civil District Metro-Nashville, of record in Plat Book 6250, Page 884, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and being designated as Map and Parcel No. 33-16-289.00, on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> This being the same realty conveyed to the herein Grantors by deed of record in Book 10630, Page 335, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 1999 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful

0598527
IDENTIFICATION REFERENCE

99 JUN 10 PM 3:28
REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY:
JOEL D. RAGLAND
ATTORNEY AT LAW
BATSON, NOLAN BRICE,
HARVEY & WILLIAMSON PLLC
622 MADISON STREET
CLARKSVILLE, TN 37040

claims; subject, however, to restrictive covenants of record in Book 2965, Page 520, as amended in Book 3000, Page 238, and further amended in Book 5039, Page 481, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

HOMER D. SIMMS

SANDRA S. SIMMS

GRANTORS

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **HOMER D. SIMMS and wife, SANDRA S. SIMMS**, the within named bargainors, 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 seal at office this the 13 day of May, 1999.

My Commission Expires: 9-17-2002.

Notary Public

NOTARY PUBLIC AT LARGE

Property Owners Name and Address:

Mr. Scott Simms
1107 North Graycroft Avenue
Madison, TN 37115

Person or Entity Responsible for Payment of Property Taxes:

FIRST FEDERAL SAVINGS BANK
P. O. Box 688
Clarksville, TN 37041-0688

STATE OF TENNESSEE, MONTGOMERY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 61,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 26 day of May, 1999.

Notary Public (Register of Montgomery County, Tennessee)

My Commission Expires: 9-17-2002.

j:\deed\simms.dee\jdr\db



3588 04/30 0101 01/30 0003
2425.55 ACCEPTED FOR RECORD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0598527

IDENTIFICATION REFERENCE

99 JUN 10 PM 3:29

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11523 PG. 108

CAMT	61500.00
CON TX	227.55
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	242.55
CHECK	242.55

06/10/99 01 15:32 0001 8288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472745