This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5866 PAGE 601

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walker Staerker	SAME	73-7-6
(NAME)	(NAME)	73-3-94
2460 Fairbrook Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Walker Staerker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James D. Simmons, Jr. and wife, Judy Simmons

have this day bargained and sold, and do hereby transfer and convey unto the said Walker Staerker

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 461 on the Plan of Sunset View, Section VI, as of record in Book 2900, pages 54 and 55, Register's Office for said County.
Beginning at a point in the westerly margin of Fairbrook Drive at the common corner of Lots Nos. 461 and 462; thence with the line between said lots, westerly 156.5 feet to a point; thence westerly 24.7 feet to a corner of Parcel B; thence with the line of said Parcel, northerly 167.83 feet to a point; thence south 86 deg. 57' east 175 feet to a concrete monument in the southerly margin of McGavock Pike; thence with the margin of said Pike, easterly 22.44 feet to another concrete monument at the beginning of a curve; thence around said curve, southeasterly 30.6 feet to the west margin of Fairbrook Drive; thence with the margin of the same, southerly 190 feet to the point of beginning.

Being the same property conveyed to James D. Simmons, Jr. and wife, Judy Simmons by deed from Advisory Borad, Tennessee District Church of the Nazarene, a Tennessee corporation, of record in Book 3880, page 400, Register's Office for said County.

Tract 2:

Land in Davidson County, Tennessee, being Parcel "B" on the Plan of Sunset View Section Six, as of record in Book 2900, pages 54 and 55, Register's Office for said County, described as follows:
Beginning at a concrete monument in the north or rear line of Lot No. 465 on said plan; thence south 86 deg. 57' east 328.7 feet to an iron pin; thence southwardly 167.83 feet to a point in the north or rear line of Lot No. 463 on said plan, being 24.7 feet northwesterly from the northeast corner of said Lot No. 463; thence with the north or rear lines of Lots Nos. 463, 464 and 465, northwestwardly 393.43 feet to the point of beginning, being triangular in shape.

Being the same property conveyed to James D. Simmons, Jr. and wife, Judy Simmons by deed from Tennessee District Church of Nazarene, Inc., of record in Book 3915, page 450, Register's Office for said County.

INCLUDED in the above description, but specifically EXCLUDED in the above description is the following tract of land:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Parcel "B" on the Map of Sunset View Subdivision of record in Book 2900, pages 54 and 55, Register's Office for said County.
Beginning at a concrete monument in the north or rear line of Lot No. 465 on the Plan of Sunset View Section 6; thence south 86 deg. 57' east along the center of Old McGavock Pike 240.65 feet to a point which is located 88.05 feet west of the northwest corner of Lot No. 461 of said subdivision; thence south 3 deg. 54' west 121.94 feet to a point on the rear line of Lot No. 463; thence northwesterly with the rear line

of Lots 463, 464, and 465, a distance of 268.15 feet to the beginning.

Being the same property conveyed to Roy Gill, Stephen Smith, Joseph Shais, acting trustees for Donelson Bible Church by deed from James D. Simmons, Jr. and wife, Judy Simmons, of record in Book 5298, page 877, Register's Office for said County.

Tract 3:

Land in the 3rd Civil District, Davidson County, Tennessee, described as follows:
Beginning at a concrete monument on the southerly margin of McGavock Pike, said point being 22.44 feet west from the northwest radius monument at the intersection of Fairbrook Drive and McGavock Pike as shown on the plat of Sunset View Subdivision, Section 6, as of record in Book 2900, pages 54 and 55; thence north 86 deg. 57' west along the north line of Lot No. 461 and Parcel "B" of said plat 263.05 feet, said call being along the center line of Old McGavock Pike; thence north 14 deg. 23' east 103.07 feet to a point on the southerly margin of New McGavock Pike; thence along the southerly margin of same measured along the chord line of a curve to the left a distance of 263 feet to the point of beginning.

Being the same property conveyed to James D. Simmons, Jr. and wife, Judy Simmons by deed from Roy Gill, Stephen Smith and Joseph Shais, acting trustees for Donelson Bible Church, of record in Book 5299, page 28, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 25th day of March 19 82

Affiant

My commission expires: 4/8/84
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2460 Fairbrook Drive, Nashville, Tennessee 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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 genders.

Witness our hands this 25th *day of* March, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D. Simmons, Jr.

Judy Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5866 PAGE 603

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named James D. Simmons, Jr. and wife, Judy Simmons

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 1982.

Mary Emery, Notary Public.

Commission Expires 4/8/84

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

G.S. 49223

TENNESSEE REAL ESTATE TRANSFER
MAR 29 10 53 AM '82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5866 PAGE 604

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			720[illegible]- CO	
			167.[illegible] CO TX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK 186.70-	
			9127A03/29/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.4 9 2 3

IDENTIFICATION REFERENCE

MAR 29 10 53 AM '82

[illegible]

No. 873388