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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$49,855.58 William M. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1982.

Notary Public

MY COMMISSION EXPIRES April 23, 1983

Mail

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
William M. Rogers (NAME)	Wachovia Mortgage Company (NAME)	4D-60931
4840 Shshone Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	65-13
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	72

FOR AND IN 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, Ronald W. Sims and wife, Judy L. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Rogers

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:

BEING Lot No. 493 on the Plan of Sherwood Forest, Section 5, as of record in Book 4660, page 190, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description thereof.

BEING the same property conveyed to Ronald W. Sims and wife, Judy L. Sims, by deed from John B. Clopton and wife, Bessie M. Clopton, of record in Book 5388, page 179, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration of this transfer is the assumption of a Deed of Trust filed of record in Book 5186, page 410, said Register's Office, payable to the order of Commerce Union Bank, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein.

THIS conveyance is subject to restrictive covenants filed of record in Book 4990, page 72, said Register's Office, and building setback lines and easements as shown on the recorded plat.

This is unimproved ( ) improved (XX) property, known as 4840 Shshone Drive (House Number) (Street) Old Hickory, TN 37138 (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 16th day of July, 19 82

RONALD W. SIMS: Ronald W. Sims

JUDY L. SIMS: Judy L. Sims

STATE OF TENNESSEE }
DAVIDSON COUNTY }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald W. Sims and wife, Judy L. Sims

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 16th day of July, 1982

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE }

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

Notary Public

WARRANTY DEED

FROM

RONALD W. SIMS AND WIFE,

JUDY L. SIMS

TO

WILLIAM M. ROGERS

H 0 0 1 4 2

IDENTIF. REFERENCE

JUL 19 8 49 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

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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
			49655.58-	CO
			129.74	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	136.24-
8439A	07/19/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 1 4 2

IDENTIF. REFERENCE

JUL 19 8 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 891963