FORM NO. WD-1

BOOK 5257 PAGE 678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 84

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard P. Sims (NAME)	Mid-States Mortgage Corporation (NAME)	108-12-A
1317 Quail Valley Road (STREET ADDRESS OR ROUTE NUMBER)	GPO Box 463-A (STREET ADDRESS)	2
Nashville, TN. 37214 (CITY) (STATE) (P O ZIP)	Detroit, MI. 48232 (CITY) (STATE) (ZIP)	

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, TennReal Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Sims and wife, Susan D. Sims, as tenants by the entirety

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:

A certain condominium apartment in Davidson County, Tennessee,described as follows; Unit No. 2 Lot No. 52 in a Horizontal Property Regime as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, Pages 522 & 523, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to TennReal Inc. by deed from Harold Reeves, Trustee of record in Book 5911, Page 298, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6058, Page 828, said Register's Office.

This conveyance is subject to restrictions of record in Book 4800, Page 254, said Register's Office.

This conveyance is subject to any and all existing easements of record.

CHECK This is unimproved ( ) improved (X) property, known as 1317 Quail Valley Road, (House Number) (Street) Nashville, TN. 37214 (P O Address) (City or Town) (Postal Zip)

03/27 131.04-

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 my hand this 23rd day of March, 19 84

TennReal Inc.

By: Harold Reeves, President

3470

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold Reeves and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the ~~President~~ and _____ respectively of the TennReal Inc. the within named bargainor, a corporation, and that (he) as such President 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 Harold Reeves as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 23rd day of March 1984

My commission expires 4-19-87

Notary Public

WARRANTY DEED

FROM
TennReal Inc.

TO
Richard P. Sims
Susan D. Sims

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

11-1495

IDENTIF. REFERENCE

MAR 27 11 03 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47900.00- CAMT.
124.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.04-
3470A03/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 1 4 9 5

IDENTIF. REFERENCE

MAR 27 11 03 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23378