ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JAMES H. SIMPSON, ETUX (NAME)	CAPITOL MORTGAGE CORPORATION (NAME)	43-11-185
122 ARCHWOOD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1100 KERMIT DRIVE, SUITE 206 (STREET ADDRESS)	11D 52745
MADISON, TN 37115 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TN 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN AND 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantees; JAMES H. SIMPSON and wife, MARTHA E. SIMPSON, and other good and valuable considerations, receipt of which is hereby acknowledged;

WE, NORMAN FRANCIS and wife, BARBARA M. FRANCIS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES H. SIMPSON and wife, MARTHA E. SIMPSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 11 on the Plan of John W. Anderson Estates, as of record in Book 1835, page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Norman Francis by Quitclaim Deed from Rupert Francis and Beverly Francis of record in Book 6006, page 910, Register's Office for Davidson County, Tennessee.

128772

IDENTIF. REFERENCE

JUN 13 9 55 AM '84

FELIX A. JACKSON III REGISTER DAVIDSON COUNTY, TN

unimproved ( )

This is improved (X) property, known as 122 ARCHWOOD DRIVE (House Number) (Street)

MADISON, TENNESSEE 37115 (P. O. Address) (City or Town) (Zip Code)

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.

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 7th day of June, 19 84.

Barbara M. Francis
BARBARA M. FRANCIS

Norman Francis
NORMAN FRANCIS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NORMAN FRANCIS and wife, BARBARA M. FRANCIS

the bargainor S, 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 Madison, Tennessee, this 7th day of June, 19 84.

My commission expires 02-18-87 Notary Public K. Lucretia Winters

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James H. Simpson
JAMES H. SIMPSON

Sworn to and subscribed before me this 7th day of June, 19 84.

My commission expires 02-18-87 Notary Public K. Lucretia Winters

This instrument was prepared by:		
RETURN TO: WILLIAM D. CASTLEMAN, ATTY.	101 Cumberland Ave.	Madison, TN 37115
Name	Address	

WARRANTY DEED

FROM
NORMAN FRANCIS, ETUX

BARBARA M. FRANCIS

TO
JAMES H. SIMPSON, ETUX

MARTHA E. SIMPSON

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF

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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

46000.00- CONT.
117.00 CSTAX
.50 PRFEE
6.00 ADEED
CHECK 123.50-

4622A06/13/64 2AL .03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 7 7 2

IDENTIF. REFERENCE

JUN 13 9 55 AM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0043940