BOK 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37201	Same as owner	Map 158 Parcel 7 Field Book 7D 37515

This instrument prepared by: Boult, Cummings, Conners & Berry (JEM)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Nashville City Bank and Trust Co. ("NCB") is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust conveying certain property (the "Property") from Wiley C. Simms and wife, Allene M. Simms ("Grantors") to John B. Hardcastle, Trustee, of record in Book 5950, page 209, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, a default has occurred under the Deed of Trust, and NCB presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantors wish to convey the Property to NCB in exchange for the reduction of the Secured Indebtedness in an amount agreed upon by Grantors and NCB; and

WHEREAS, it is the intention of Grantors and NCB that, except for the amount of debt to be forgiven by NCB as stated herein, the Secured Indebtedness shall remain a binding obligation of Grantors;

NOW, THEREFORE, in consideration of NCB's forgiveness of One Hundred Sixty-Five Thousand Dollars ($165,000.00) of the Secured Indebtedness, the sufficiency of which is acknowledged, and with the express understanding that the remaining amount of the Secured Indebtedness shall remain the binding obligation of Grantors to NCB, Grantors hereby convey the Property (as described in Exhibit A hereto) to NCB.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to NCB, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which shall be paid by NCB.

2. Deed of Trust of record in Book 5100, page 155, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5800, page 18, Register's Office for Davidson County, Tennessee.

Grantors covenant with NCB that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to NCB, its successors and assigns against the lawful claims of all persons.

Grantors acknowledge that the Deed of Trust remains in full effect as to the remaining tracts of property described therein.

Executed this 20th day of September, 1984.

Wiley C. Simms

Allene M. Simms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. S. Pardue, a Notary Public in and for said County and State, the within named Wiley C. Simms, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of Sept., 1984.

W. S. Pardue
Notary Public
My Commission Expires: 4/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. E. Pardue, a Notary Public in and for said County and State, the within named Allene M. Simms, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of Sept., 1984.

W. E. Pardue
Notary Public
My Commission Expires: 4/21/85

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Earl O. Hanson Jr.
Affiant

[Subscribed and sworn to before me this 20th day of September, 1984.

Notary Public
My commission Expires:

This is improved property, known as 2137 Old Hickory Blvd., Nashville, Tennessee.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot #1 and Reserved Parcel in the revised Wiley Simms property subdivision, as of record in Book 5800, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Wiley C. Simms and wife, Allene M. Simms, by deed from Robert L. Fudge and wife, Loraine A. Fudge, of record in Book 4012, page 823, Register's Office for Davidson County, Tennessee.

I.S. 1567
IDENTIF. REFERENCE
Sep 24 | 48 PM '84
FELIX A. BRUSSELL REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6387 PAGE 756

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

165000.00- CAMT.
429.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 441.50-
2754A09/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.S. 1.5.6.7.

IDENTIF. REFERENCE

SEP 24 1 46 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0071220