This instrument prepared by:
Ervin M. Entrekin, Attorney
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 6776 PAGE 467

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Scott F. Siman, et ux 4301 Warner Place Nashville, Tennessee 37205	SAME	Map 130-11 Parcel 35 FB-1875

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by SCOTT F. SIMAN and wife JUDY A. SIMAN, Grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Mary Edwards Herrington, Grantor herein, have this day bargained and sold and do hereby transfer and convey unto SCOTT F. SIMAN and wife JUDY A. SIMAN, their heirs, representatives and assigns, certain real estate located in Davidson County, Tennessee and more particularly described as follows:

> Land in the City of Belle Meade in the 7th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 16 fronts 98 feet on the westerly side of Lynwood Boulevard and runs back 260-1/2 feet on the northerly line, with the southerly margin of Warner Place, and 250 feet on the southerly line, to a dead line, measuring 172 feet thereon.
>
> Being the same real property conveyed to Mary Edwards Herrington by deed of John M. Settle, Jr. and wife Justine T. Settle of record in book 5186, page 943, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to 1986 taxes which have been prorated and assumed by Grantees.

This is improved property known as 4301 Warner Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, representatives and assigns forever, and I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise indicated herein.

I do further covenant and bind myself, my heirs, representatives and assigns to warrant and forever defend the title to said real estate to the said Scott F. Siman and wife Judy A. Siman, their heirs, representatives and assigns, against the lawful claims of all persons.

John Lynwood Herrington, Jr. joins in the execution of this deed for the purpose of quitclaiming all right, title and interest in and to the within described property.

WITNESS our hand this 3rd day of February, 1986.

7.38823

IDENTIFICATION REFERENCE

FEB 4 10 12 AM '86

FELIX Z. WELSCH REGISTER
DAVIDSON COUNTY, TN

Mary Edwards Herrington
MARY EDWARDS HERRINGTON

John Lynwood Herrington, Jr.
JOHN LYNWOOD HERRINGTON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $165,000.00.

Subscribed and sworn to before me, this the 3rd day of February, 1986.

x Mary A. Inman
AFFIANT

Laura K. West
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 12, 1989
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY EDWARDS HERRINGTON and husband JOHN LYNWOOD HERRINGTON, JR., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of February, 1986.

Laura K. West
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 12, 1989

LAURA K. WEST NOTARY PUELIC AT LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6776 PG. 469

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- SAMT.	
			425.00 CSTAX	
			.50 PREC	
			6.00 MDEED	
			CHECK	425.50-
1914AD2/04/86			REC	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.38 23

IDENTIFICATION REFERENCE

FEB 4 10 12 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216529