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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Michael James Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 86

N. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 1-10-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael James Simmons (NAME)	Fleet Real Estate Funding Corp. (NAME)	148-08
4573 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box F-20 (STREET ADDRESS)	100
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Florence, SC (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, Ricky L. Scott and wife, Phyllis H. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael James Simmons and wife, Rachelle Ann Simmons

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:

LAND in Davidson County, Tennessee, being Lot No. 119 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, pages 118 and 119, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky L. Scott and wife, Phyllis H. Scott by deed from Charles L. Warden and wife, Kimberly M. Warden of record in Book 5822, Page 509, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4650, page 995 and in Book 4689, page 376 said Register's Office.

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

90262

IDENTIFICATION REFERENCE

APR 10 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved (XX) improved ( ) property, known as 4573 Xavier Drive, Antioch, TN 37013
(House Number) (Street) (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 4th day of April, 19 86

Ricky L. Scott

Phyllis H. Scott

04/10 15:43

1587

STATE OF TENNESSEE
~~Davidson~~
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky L. Scott and wife, Phyllis H. Scott

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 Brentwood, Tennessee, this 4th day of April 19 86

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

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

Ricky L. Scott

Phyllis H. Scott

TO

Michael James Simmons

Rachelle Ann Simmons

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

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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
			573000 CO- CAPT.	
			148.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 155.40-	
			150704/10/06 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90262

IDENTIFICATION REFERENCE

APR 10 9 46 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235709