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THIS INSTRUMENT PREPARED BY:
Larry R. Williams, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO MORTGAGEE:	MAP/PARCEL #
Johnny M. Simpson 738 Cameo Drive Nashville, Tenn. 37211	Metropolitan Federal Savings & Loan Association P. O. Box 110250 Nashville, Tenn. 37211	Map 119-12 Parcel 45

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, DORIS L. SIMPSON, a/k/a DORIS L. STEED, does hereby transfer and convey unto JOHNNY M. SIMPSON a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 on the Map of Battlewood, Section One, as of record in Book 1835, page 31, said Register's Office, and described as follows:

Beginning at a point in the easterly margin of Cameo Drive, at the corner of Lots 36 and 38; thence with the line between said lots easterly 139 feet to a corner of Lot 37; thence with the line between Lots 36 and 37 northeasterly 151.49 feet to a point; thence northerly 28 feet to a corner of Lots 35 and 36; thence with the line between said lots westerly 250.1 feet to the east margin of Cameo Drive; thence with the margin of the same, southerly 101.06 feet to the beginning.

Being the same property conveyed to William R. Steed and wife, Doris L. Steed, by Deed from Wallace B. Hunter and wife, Peggy J. Hunter, of record in Book 4825, page 525, Register's Office of Davidson County, Tennessee, and also being the same property divested from William R. Steed and vested in Doris L. Steed by Final Decree of Divorce of record in Book 5286, page 296, Register's Office for said county. The within named Doris L. Simpson is one and the same person as Doris L. Steed.

This is improved real property known as 738 Cameo Drive, Nashville, Tennessee 37211.

This conveyance is subject, however, to a LIFE ESTATE reserved by the Grantor, DORIS L. SIMPSON. To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JOHNNY M. SIMPSON, his heirs, successors and assigns forever.

The undersigned covenants with the said JOHNNY M. SIMPSON that she is lawfully seized and possessed of said real property in fee simple and has a good right to convey it and the same is unencumbered, except for:

1. LIFE ESTATE reserved herein to the Grantor.

2. Real property taxes for 1986.

3. Restrictive covenants of record and matters set forth on the Plan of Battlewood Subdivision, Section 1, as of

record in Book 1835, page 31, Register's Office for said county.

4. Prior Deeds of Trust for the benefit of Metropolitan Federal Savings and Loan Association and Nashville City Bank & Trust Company which are assumed by the GRANTEE herein.

Except as herein provided, the undersigned does further covenant and bind herself and her heirs, successors and assigns to warrant and forever defend the title to said land to the said JOHNNY M. SIMPSON, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of Dec, 1986.

Doris L. Simpson
DORIS L. SIMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said State and County, the within named DORIS L. SIMPSON, 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, Tennessee this 11 day of December, 1986.

[illegible]
NOTARY PUBLIC

My Commission Expires: 7/18/87

NOTARY PUBLIC AT LARGE TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $20,000.

Johnny M Simpson
JOHNNY M. SIMPSON

Sworn to and subscribed before me this 11 day of December, 1986.

[illegible]
NOTARY PUBLIC

My Commission Expires: 7/18/87

NOTARY PUBLIC AT LARGE TENNESSEE

7241 3.

IDENTIFICATION REFERENCE

Dec 12 10 28 AM '86

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

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

20[illegible] CHRT,
56.00 CSTAX
.50 [illegible]
6.00 MDE
[illegible] 62.50--
0453A12/12/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2413.

IDENTIFICATION REFERENCE

Dec 12 10 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22251