FILE BOX "7" FILE NO. 21241 BOOK 7208 PAGE 983

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 72,470.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 19 87

Notary Public

MY COMMISSION EXPIRES 1-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KAREN A. SIMS (NAME)	CITY FEDERAL SAVINGS & LOAN ASSOC. (NAME)	MAP 162-13
912 Ilawood Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 250
Nashville, TN. 37211 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	N/A

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 JOHN GREEN and wife, MARY GREEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN A. SIMS, a single person

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. 69B, Zone Lot Division of Lots 56, 57 & 69, on the Plan of Dreamland Estates as of record in Book 6250, page 802, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John Green and wife, Mary Green by deed from Terry P. Sandlin, Unmarried, of record in Book 7135, page 775, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITYFED MORTGAGE COMPANY, of record in Book 6836, page 826, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved X property known as 912 Ilawood Drive, Nashville, Tennessee 37211
House Number Street P.O. Address City State 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 unincumbered, 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 16th day of April, 19 87

JOHN GREEN

MARY GREEN

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN GREEN and wife, JANE GREEN,

the bargainor s, 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 16th day of April, 1987

Commission Expires 1-10-89

Janet A. Ellis
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at _____, this _____ day of _____, 19__

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

APR 20 3 50 PM '87

THOMAS F. WILSON II REGISTER
DAVIDSON COUNTY, TN

TENNESSEE REFERENCE

16954

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

72470.72- CAMT.
203.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 209.50-
6885A04/20/87 BAL .00

1695 4

IDENTIFICATION REFERENCE

APR 20 3 59 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 71671