WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Tommy L. Simmons and wife Sandra L. Simmons 713 South 14th Street Nashville, TN 37206	Tennessee Teachers' Credit Union	94-1-327

SEND TAX BILL TO:
OWNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20,200.00.

Sandra L. Simmons
Affiant

Subscribed and sworn to before me this 4th day of June, 1987.

Susan P. Lewis
Notary Public

Commission expires: 1/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, RANDALL M. PHELPS, INDIVIDUALLY AND AS CO-ADMINSTRATOR TOGETHER WITH JOHN A. GUPTON, III, CO-ADMINISTRATORS OF THE ESTATE OF MAXINE PARKER BROWN, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto TOMMY L. SIMMONS and wife, SANDRA L. SIMMONS, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 on the Map of Shelby Village No. Two, as of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 65.9 feet on the east side of South 14th Street and runs back between lines, 124.6 feet on the north line and 125 feet on the south line, to a dead line in the rear, measuring 66 feet thereon.

Subject to the recorded plan showing a 30 foot setback line from South 14th Street and a 10 foot easement for public utilities across the rear, a 10 foot sewer easement running north and south through the approximate middle of the lot.

Subject also to a permanent easement for the future widening of South 14th Street, as set out in an instrument of record in Book 2013, page 421, Register's Office for Davidson County, Tennessee, varying in width from 4.8 feet at the southwest corner to 4.6 feet at the northwest corner of the lot.

Being the same property conveyed to Thelma A. Denney, a widow by deed from Christine Teasley Earhart of record

in Book 4735, page 533, Register's Office for Davidosn County, Tennessee, the said Thelma A. Denney having since died and property now being vested in Maxine Parker Brown under the will of Thelma A. Denney of record in Will Book 158, page 408, Probate Court for Davidson County, Tennessee; the said Maxine Parker Brown having since died and said property now being vested in Randall M. Phelps, sole heir at law and only child of Maxine Parker Brown, said decedent having died without will or surviving spouse; and Randall M. Phelps and John A. Gupton, III having been designated as Co-Administrators of the Estate of Maxine Parker Brown by Order of the Probate Court for Davidson County, Tennessee, on January 15, 1987, docket number 79375.

Randall M. Phelps is a resident of the State of Texas and the property conveyed herein is not his residence for purposes of homestead.

This is unimproved/improved property, known as 715 South 14th Street, Nashville, Tennessee.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove mentioned, and taxes for the year 1987 which the Grantees herein assume and agree to pay.

AND We do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of May, 1987.

Randall M. Phelps, Individually
and as Co-Administrator of the
Estate of Maxine Parker Brown

John A. Gupton, III
Co-Administrator of the
Estate of Maxine Parker Brown

STATE OF TEXAS)
COUNTY OF Walker)

On this 27 day of May, 1987, before me personally appeared RANDALL M. PHELPS, individually and as one of the Co-Adminstrators of the Estate of Maxine Parker Brown, deceased, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed same as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Walker Co., this 27 day of May, 1987.

Notary Public

My Commission Expires:
4-15-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of June, 1987, before me personally appeared JOHN A. GUPTON, III, one of the Co-Administrators of the Estate of Maxine Parker Brown, deceased, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 1st day of June, 1987.

Notary Public

My Commission Expires:
1/31/90

3.31:00

IDENTIFT REFERENCE

JUN 4 2 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7258 PAGE 745

C) - 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
			20200.00- CAMT.	
			56.56 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	5 .05-
			5412A06/04/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 1:0 0

IDENTIFICATION REFERENCE

JUN 4 2 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89793