This Instrument Prepared By:
Kelly L. Frey
Suite 301
One Church Street
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Steven & Lynn Simpler 6589 Jocelyn Hollow Rd. Nashville, TN 37205	Same	Davidson County Map 129-1 Parcel 45

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael R. Braden and wife Sandra C. Braden, the Grantors herein, have bargained and by these presents do transfer and convey unto Steven H. Simpler and wife Lynn W. Simpler, the Grantees herein, their successors and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 770 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, pages 14 and 15, said Register's Office.

Said Lot No. 770 fronts 178.2 feet on the southeasterly side of Jocelyn Hollow Road and runs back between lines, 467.3 feet on the northeasterly line and 445 feet on the southwesterly line, to a dead line in the rear on which it measures 34 feet.

And being the same property conveyed to Michael R. Braden and wife Sandra C. Braden by instrument of record in Book 5124, page 487, Register's Office for Davidson County, 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 successors and assigns, forever. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this 24 day of July, 1987.

Michael R. Braden

Sandra C. Braden

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Diana J. Limon, of the state and county aforesaid, personally appeared Michael R. Braden and wife Sandra C. Braden, the within named 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 seal, at office, this 24th day of July, 1987.

Diana J. Limon
Notary Public

My Commission Expires: 1-10-87.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property (whichever is greater) is $120,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Steven H. Simpler

Subscribed and sworn to before me, this 24th day of July, 1987.

Diana J. Limon
Notary Public

My Commission Expires: 1-10-87

KLF/alm/c:202

49489

IDENTIFICATION REFERENCE

JUL 27 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7306 PAGE 883

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

120.00 .00- CA TT.
3.60 .00 C TAX
.50 MISC
6.00 CO TX
CHECK 342.50-
4204A07/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49489

IDENTIFICATION REFERENCE

JUL 27 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108282