BOOK 7343 PAGE 725

WARRANTY DEED

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

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ralph R. Simpson et ux Grennetta R. Simpson		92-6-147

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,000.00 .

Ralph R. Simpson
Affiant

Subscribed and sworn to before me this 31st day of July, 1987.

Notary Public

My Commission Expires:
1/2/90

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 acknowledge, we, JAMES KING and wife, BROWNIE KING, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto RALPH R. SIMPSON and wife, GRENNETTA R. SIMPSON, 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:

Land in Davidson County, Tennessee being the easterly 8 3/4 feet of Lot No. 1, all of Lot No. 2 and the westerly 2 1/2 feet of Lot No. 3 of Block No. 14, on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1, all of Lot No. 2 and part of Lot No. 3, front together 36 1/4 feet on the northerly side of Clare Street and run back between parallel lines 116 feet more or less to an alley.

Being the same property conveyed to James King and wife, Brownie King, by deed from Leland Roberson and wife, Peggy A. Roberson, of record in Book 4787, Page 420, Register's Office for Davidson County, Tennessee.

The Grantees hereby acknowledge that there is a good and sufficient Deed of Trust on the described property wherein J. I. Kislak Mortgage Corporation is the beneficiary, said Deed of Trust dated December 7, 1973, and the Grantees hereby assume and agree to pay said Deed of Trust and to be bound by all of the provisions

of the said Deed of Trust to the same effect that the signers of the said document as mortgagors are bound; and also hereby assume the obligation of Leland roberson and wife, Peggy A. Roberson, under the terms of the instruments creating the loan to indemnify the veterans administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved/improved property, known as 2912 Clare Street, Nashville, TN

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 above 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 31st day of August, 1987.

James King, by
Brownie King, his Attorney-in-Fact

Brownie King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of August, 1987, before me personally appeared BROWNIE KING, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 31st day of August, 1987.

Notary Public

My Commission Expires:
4/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of Aug, 1987, before me personally appeared BROWNIE KING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES KING, and acknowledged that she executed the same as the free act and deed of said JAMES KING.

Witness my hand and seal, at office in Nashville, TN, this 31st day of Aug, 1987.

Teresa A. Smith
NOTARY PUBLIC

My Commission Expires:
12/1/90

62155.

IDENTIFICATION REFERENCE

SEP 3 3 01 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7343 PAGE 728

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

260000.00- CAMT.
72.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 82.30-
8985A09/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6215 5.

IDENTIFICATION REFERENCE

SEP 3 9 01 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 12742