Box 8-C

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Terry Alan Simpson
107 Oak Meadow Lane
Nashville, TN. 37215

MORTGAGEE:
Germantown Trust Savings Bank

7770 Poplar Road
Germantown, TN 38138

MAP-PARCEL NUMBERS:
MAP 131-3
PARCEL F4
16DA-40223

WARRANTY DEED BOOK 7395 PAGE 401

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roy Sanders and wife, Melanie L. Sanders hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Terry Alan Simpson and wife, Jean Simpson hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A CERTAIN Condominium apartment in Davidson County, Tennessee, being Unit No. 107 on the plan of Oak Meadows Condominium Apartments, a Horizontal Property Regime, as established by Exhibit "C" to the Master Deed, of record in Book 6441, page 69, Register's Office for said County, which exhibit and record thereof are incorporated herein and made a part hereof by reference.*

BEING the same property conveyed to Roy Sanders and Melanie Landaverde, as joint tenants with rights of survivorship by deed from R. B. Investments, a Tennessee General Partnership comprised of Robert Bush Sneed, Jr. and James R. Overby of record in Book 6768, page 352, Register's Office for Davidson County, Tennessee

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6441, page 69, Register's Office for said County.

This instrument is executed on behalf of Roy Sanders by Melanie L. Sanders as his Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

The Affidavit of said Attorney in Fact is attached as an exhibit to this Deed and incorporated herein by reference.

*Master Deed is amended by instrument of record in Book 7395, page 398, said Register's Office.

This is (xx) improved property, known as 107 Oak Meadow Lane, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of October, 19 87.

Melanie L. Sanders

Roy Sanders By Melanie L. Sanders, Attorney in Fact

Roy Sanders
BY: Melanie L. Sanders, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of October, 19 87 before me personally appeared Melanie L. Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s he executed the same as her free act and deed.

NOTARY PUBLIC

Notary Public

My Commission Expires: 5-8-1991

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7395 PAGE 492

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

NOV 4 10 25 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 79722

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 153,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of October, 1987.

My Commission Expires: 4-2-90

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie L. Sanders, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Roy Sanders as his Attorney in Fact, as the free act and deed of the within named Roy Sanders. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of October, 1987.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of October, 1987.

My Commission expires:
5-8-1991

_____
Notary Public

WARRANTY DEED

from:
Roy Sanders and wife, Melanie L. Sanders

to:
Terry Alan Simpson and wife, Jean Simpson

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27112

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7395 PAGE 403

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

153000.00- CAMT.
428.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 434.90-
9352A 11/04/87 BAL .10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.7.2.2

IDENTIFF REFERENCE

NOV 4 10 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32637