ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sandra N. Simmons, et vir	Same	18W-15820
(NAME)	(NAME)	
713 South 14th Street		94-1-236
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of --TEN AND 00/100 (10.00) ---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, STANLEY CARTER NICHOLS and wife, JANICE M. NICHOLS, and BRENDA N. SCRUGGS, unmarried,

all of our right, title and interest,

have bargained and sold, and by these presents do transfer and convey unto the said SANDRA N. SIMMONS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 126 in Payne, Blakemore & Cummings Addition to East Nashville, a plan of which is of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 126 fronts 50 feet on the west side of 14th Street and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Woodrow Nichols and wife, Amber Lee Nichols, by deed from Robert Raymond Mosley and wife, Kellena Alley Mosley, of record in Book 2442, Page 560, Register's Office for Davidson County, Tennessee, the said Woodrow Nichols and Amber Lee Nichols both having since died with Amber Lee Nichols having predeceased Woodrow Nichols, and the property having vested in Brenda N. Scruggs, Sandra N. Simmons and Stanley Carter Nichols as the heirs at law and devisees of Woodrow Nichols under his Will of record in Will Book 158, Page 44, Probate Court for Davidson County, Tennessee.

FILED & RECORDED
DAVIDSON COUNTY, TN
DEC 4 9 03 AM '87

IDENTIFI REFERENCE

87640

unimproved ( )
This is improved (X) property, known as 702 South 14th Street
(House Number) (Street)

Nashville Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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 unencumbered, 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.

Whenever 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 hands this 20th day of November, 19 87.

Stanley Carter Nichols

Janice M. Nichols

Brenda N. Scruggs

BOOK 7418 PAGE 374

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 STANLEY CARTER NICHOLS and wife, JANICE M. NICHOLS, and BRENDA N. SCRUGGS, unmarried,

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 23rd day of November, 19 87.

My commission expires July 13, 1991 Notary Public Candace C. Thornhill

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $~~24,000.00~~ 24,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sandra N. Simmons

Sworn to and subscribed before me
this 20th day of November, 19 87.

My commission expires July 13, 1991 Notary Public Candace C. Thornhill

This instrument was prepared by:
HOFSTETTER & HOFSTETTER, ATTYS. — Suite 500, 230 Fourth Avenue North, Nashville, TN 37219
Name — Address

WARRANTY DEED

FROM

STANLEY CARTER NICHOLS and wife,

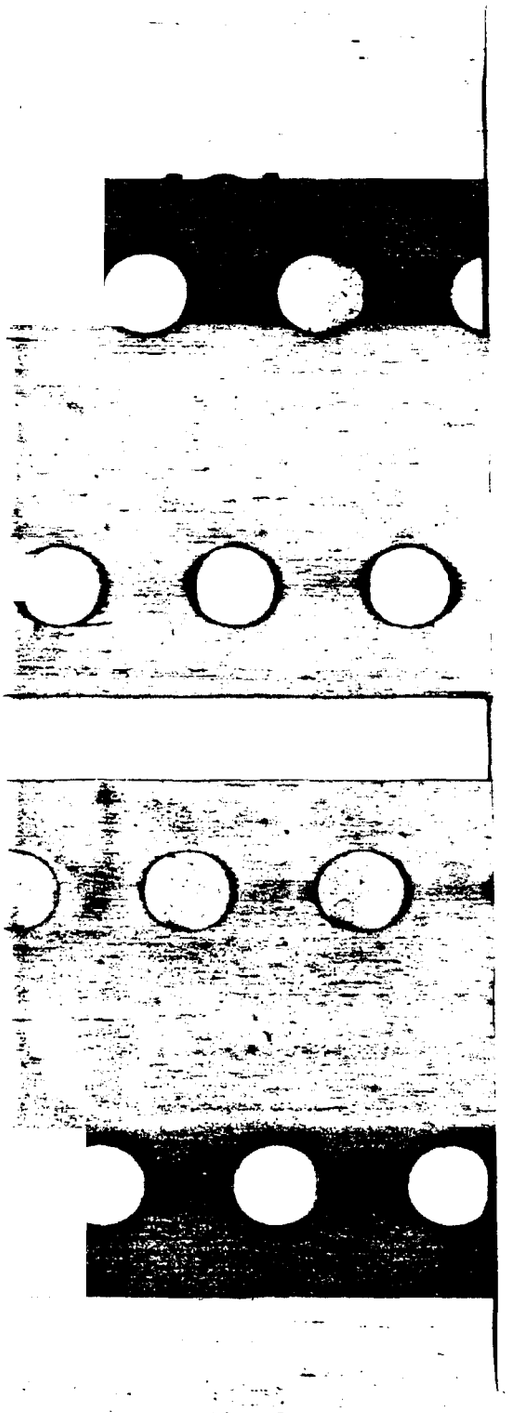
AND BRENDA N. SCRUGGS,

TO

SANDRA N. SIMMONS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

n210



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7418 PAGE 375

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
			24000.00-	CAMT.
			67.20	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	73.70-
8543A	12/04/87		PAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 6 4 0

IDENTIFF REFERENCE

Dec 4 9 03 AM '87

FELIX Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN

No. 41593