This Form furnished by Attorneys Title Company, Inc.

BOOK 7480 PAGE 19

Form No. WD-2

FROM

Penley, et ux

TO

R. Simmons

For draftsman's use

Prepared By:
Joe Saperstein
95 White Bridge Road
Nashville, TN 37205

1227 03/01 0101 03CHECK 145.94

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Simmons (NAME)	Commonwealth Mort. Co. of Am. (NAME)	108-8-204
3153 East Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4329 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Houston, TX 77210-4329 (CITY) (STATE) (ZIP)	3D-8608

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS

$49,810.66 X Regina G. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 1988.

Margaret W. Shaffer
Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

For and in Consideration of the sum of Three Thousand Seven-Hundred and No/100 ($3,700.00) DOLLARS

and the agreement of the Grantee to assume the existing loan balance of $46,110.66 (which loan is secured by a Deed of Trust of record in Book 6777, Page 60 Register's Office of Davidson County, Tennessee on the premises herein conveyed), we, William Penley, et ux Cynthia Penley, Grantors

have bargained and sold, and by these presents do transfer and convey unto the said Regina G. Simmons, an unmarried person, Grantee,

her heirs 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 northerly part of Lot No. 69 on the plan of Zone Lot Division - Lots 22 thru 28 & 68 thru 73, East Lake Subdivision of record in Book 5800, page 151, Register's Office for said County.

SAID property fronts 29.81 feet on the westerly margin of East Lake Drive and extends back 143.64 feet on the northerly line and 146.87 feet on the southerly line to a dead line in the rear, measuring 29.79 feet thereon.

Being the same property conveyed to William Penley, et ux, Cynthia Penley by deed from Harbor Federal Savings & Loan Association in Book 6777, Page 57, Register's Office of Davidson Tennessee.

0.8.7.0 1

IDENTIFICATION REFERENCE

MAR 1 9 36 AM '88

PELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WD-2

This is {unimproved / improved (X)} property, known as 3153 East Lake Drive (House Number) (Street) Nashville, (P. O. Address: City or Town) TN (State) 37214 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Regina G. Simmon, her heirs and assigns, forever.

And We do covenant with the said Regina G. Simmons 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.

And we, the Grantors, William Penley et ux Cynthia Penley 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 Regina G. Simmons and her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 29th day of Feb., 19 88

William Penley

Cynthia Penley

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 William Penley and Cynthia Penley

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 29th day of February 19 88

Margaret W. Sharpe Notary Public.

MARGARET W. SHARPE NOTARY PUBLIC DAVIDSON CO. TN

Commission expires 10/24/88

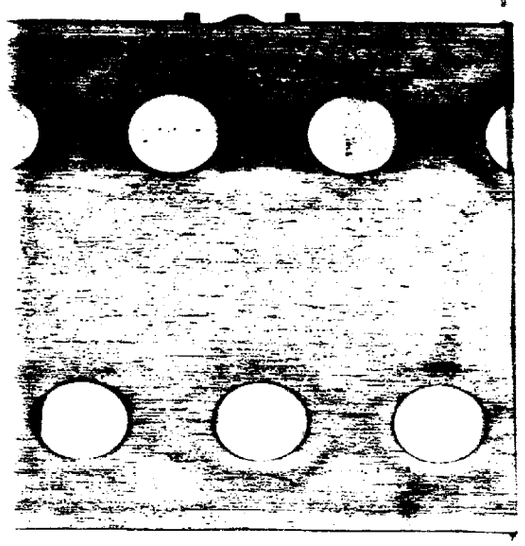
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

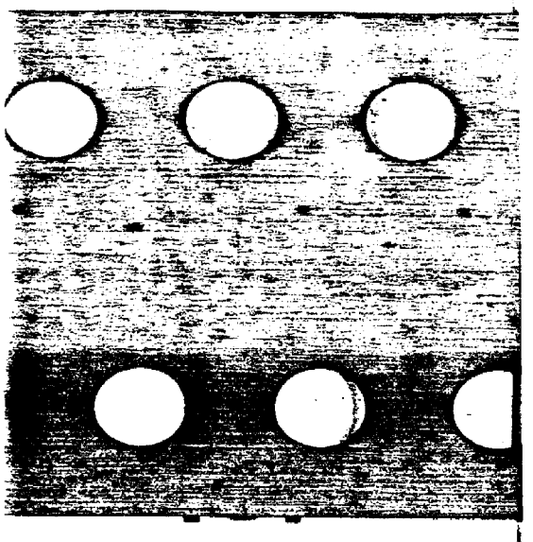
Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

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

, Notary Public.

Commission expires





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7480 PAGE 21

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

CAMT 49810.66
CON TX 139.44
PRFEE 0.50
WDEED 6.00
TOTAL 145.94
CHECK 145.94

03/01/88 01 09:38 0001 1227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.7.0.1.

IDENTIFI REFERENCE

MAR 1 9 36 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65936