BOOK 7573 PAGE 511 File in Box # 4

FORM NO. WD-1
#88-6-4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Stevenie Roppel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 88

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
ANDREW E. THOMAS	Atlantic Coast Mortgage Company	Map 83-14
(NAME)	(NAME)	
1626 Russell Street	3975 University Drive	Parcel 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Fairfax, Virginia 22030	FB#23W-06035
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ORTHA E. CROSS SIMONS, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW E. THOMAS and STEVEN E. ROPPEL, both single

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 58 on the Plan of Lindsley Subdivision of the Chadwell Tract, as of record in Book 2, Page 24, Chancery Court at Nashville.

Said Lot No. 58 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines, along the westerly margin of South 17th Street, 160 feet to an alley.

BEING the same property conveyed to Ophra E. Cross, (now Simons) by Deed from R. H. Harbison and wife, Maggie Mae Harbison, of record in Book 3071, Page 600, Register's Office for Davidson County, Tennessee. She having since married Peter Simons who died in Nashville, Tennessee, on July 18, 1970.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Ophra E. Cross Simons pursuant to a "Power of Attorney" executed by same on the 15th day of January, 1987, of record in Book 7549, Page 666, said Register's Office.

5666 06/15 0101 03CHECK 121.30

This is unimproved (XX) improved ( ) property, known as 1626 Russell Street, Nashville, TN 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 his hand this 10th day of June, 19 88

ORTHA E. CROSS SIMONS
Ophra E. Cross Simons

BY: THOMAS JAMES STERRITT
Attorney-in-fact
Thomas James Sterritt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM
ORTHA E. CROSS SIMONS, a widow

TO
ANDREW E. THOMAS and STEVEN E. ROPPEL, both single

4021.2

IDENTIFICATION REFERENCE

Jun 15 11 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

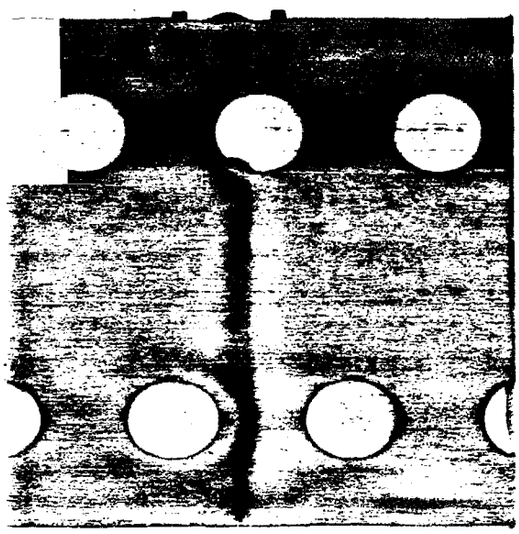
STATE OF TENNESSEE)
Davidson County)

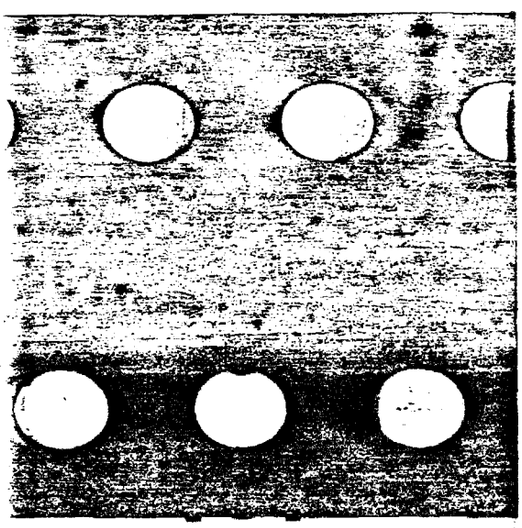
On this 10th day of June, 1988, before me personally appeared THOMAS JAMES STERRITT, to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of ORTHA E. CROSS SIMONS and acknowledged that he executed the same as the free act and deed of the said ORTHA E. CROSS SIMONS.

My Commission Expires: 11/10/91

_____
Notary Public

NOTARY PUBLIC AT LARGE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	41000.00
CON TX	114.80
PRFEE	0.50
WDEED	6.00
TOTAL	121.30
CHECK	121.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/88 01 11:44 0001 5666

4021:2

IDENTIFICATION REFERENCE

JUN 15 11 00 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102498