BOOK 7583 PAGE 720

WARRANTY DEED

0078 06/27 0101 033HEEK 203.40

FROM: Martha Z. Simpson Waugh and Husband, Billy T. Waugh and Wilfred Simpson and wife, Edna Simpson, heirs-at-law of Robert Wilfred Simpson

TO: Glenda Garriott, an unmarried person

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel No.
Glenda Garriott 636 Lake Terrace Nashville, TN 37217	First Wachovia P.O. Box 3174 Winston-Salem, NC 27102	Map 150-6 Parcel 70

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $68,942.32.

Glenda Garriott
Affiant

Subscribed and sworn to before me, this the 23 day of June, 1988.

Carol A. Wilson
Notary Public

My Commission Expires: 3-8-89

NOTARY PUBLIC AT LARGE STATE OF TENN.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by Glenda Garriott, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for the further consideration of the said Glenda Garriott assuming and agreeing to pay the unpaid balance of an original indebtedness in the amount of $37,400.00 secured by a deed of trust on the hereinafter described property, which deed of trust is of record in Book 4973, page 317, Register's Office for Davidson County, Tennessee,

The undersigned, Martha Z. Simpson Waugh and husband, Billy T. Waugh and Wilfred Simpson and wife, Edna Simpson, heirs-at-law of Robert Wilfred Simpson (hereinafter collectively the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto the said Glenda Garriott, an unmarried person, (hereinafter the "Grantee") her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Cherry Hills, Section 9, of record in Book 4660, page 129, Register's Office for said County.

Said Lot No. 145 fronts 79.48 feet on the southerly margin of Anderson Road and extends back 147.66 feet on the westerly line and 147.06 feet on the easterly line to a dead line in the rear, measuring 82.15 feet thereon.

Being the same property conveyed to Robert Wilfred Simpson and wife, Martha Z. Simpson, by deed from James R. Hendrix and wife, Brenda Hendrix, of record in Book 5299, page 645, Register's Office for said County, and being the same property vested in Robert Wilfred Simpson and Martha Z. Simpson as tenants in common by Amended Final Decree of Divorce, No. 83D-1965, Fourth Circuit Court for said County, of record in Book 7216, page 768, said Register's Office, the said Robert Wilfred Simpson having since died.

This is improved property known as 3113 Anderson Road, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. 1988 real property taxes, a lien but not yet due and payable.

2. Deed of trust described above assumed by Grantee of record in Book 4973, page 317, said Register's Office.

3. Restrictive covenants of record in Book 4862, page 670, said Register's Office.

4. All matters as shown on the plan of record in Book 4660, page 129, said Register's Office.

5. Deed of conveyance of water mains of record in Book 7154, page 372, said Register's Office.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 23 day of June, as of June 23, 1988.

Martha Z. Simpson Waugh
Martha Z. Simpson Waugh

Billy T. Waugh
Billy T. Waugh

Wilford Simpson
Wilford Simpson

Edna Simpson
Edna Simpson

"GRANTORS"

Peggy Hamblin
Notary Public
My Comm. Exp. 3/9/89
RUTHERFORD CO.

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 Martha Z. Simpson Waugh and Billy T. Waugh, the within named bargainors, with whom I am personally acquainted, (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee this the 23rd day of June, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilfred Simpson and Edna Simpson, the within named bargainors, with whom I am personally acquainted, (or proved on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in LaVergne, Tennessee this the 23 day of June, 1988.

Peggy Gambill
NOTARY PUBLIC

My Commission Expires: 3/9/89

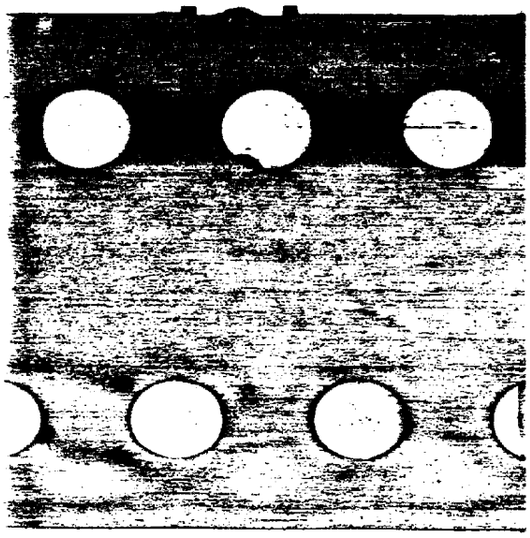
PEGGY GAMBILL NOTARY PUBLIC RUTHERFORD CO. TENN.

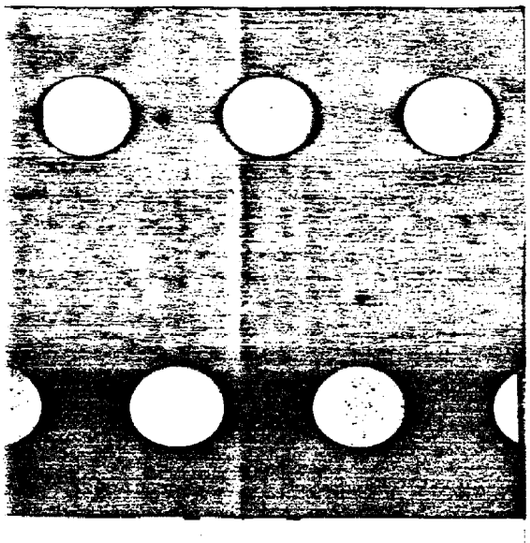
43994

IDENTIFICATION REFERENCE

JUN 27 10 57 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7583 PAGE 723

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	68942.32
CON TX	192.92
PRFEE	0.50
WDEED	9.00
TOTAL	202.42
CHECK	202.42

06/27/88 01 10:58 0001 0078

43994

IDENTIFICATION REFERENCE

JUN 27 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106851