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BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,651.26

Georgia E. Seymour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1988.

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-23-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO/and Mortgagee is:	MAP-PARCEL NUMBERS
John H. Brown,III et al (NAME)	BarclaysAmerican/Mortgage Corp. (NAME)	11D 66890
326 East Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 31728 (STREET ADDRESS)	051-12-0
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28231 (CITY) (STATE) (ZIP)	078.00

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, David L. Simms and wife, Karen K. Simms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Brown, III and Georgia E. Seymour

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. 12 on the unrecorded plan of the Core Sudivision and described according to a copy of a survey thereof made by Anderson and Gee, dated April, 1946, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the common corner of Lots Nos. 12 and 13; thence southerly with the line between said Lots 150 feet to a point in the north line of Lot No. 17; thence westerly along the line between Lots Nos. 12, 17, and 18, 75 feet to the southeast corner of Lot No. 11; thence northerly with the line between Lots Nos. 11 and 12, 150 feet to the southerly margin of Due West Avenue; thence along the margin of said Avenue, easterly 75 feet to the beginning.

Being the same property conveyed to David L. Simms and wife, Karen K. Simms by deed from Wendell Wilson Caruthers and Mildred Caruthers Davidson, tenants in common of record in Book 6688, page 501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1397, page 11, said Register's Office, and to the matters set forth in the above referenced plan.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, of record in Book 6688, page 504, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

3139 07/01 0101 03CHECK 173.81

This is unimproved ( ) improved (XX) property, known as 326 East Due West Avenue (House Number) (Street) Madison, TN (P. O. Address) 37115 (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 our hand s this 30th day of June, 19 88

David L. Simms

Karen K. Simms

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, David L. Simms and Karen K. Simms

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 30th day of June, 1988.

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

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

_____
NOTARY PUBLIC

My commission expires:

45880

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 1 3 14 PM '88

WARRANTY DEED

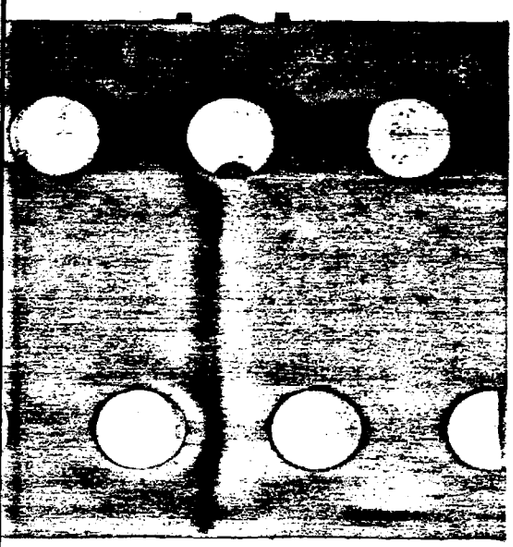
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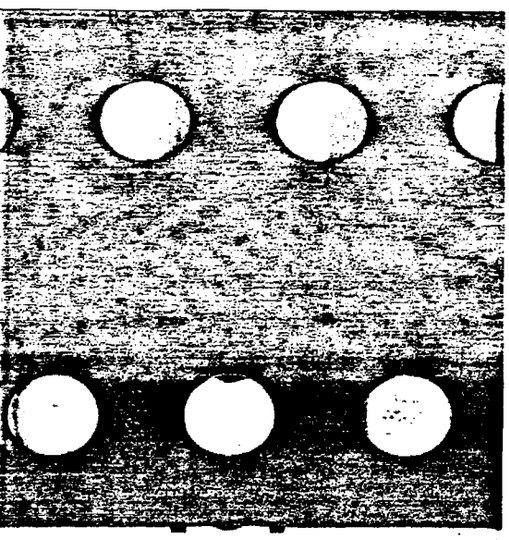
David L. Simms and wife, Karen K. Simms

TO

John H. Brown, III and Georgia E. Seymour

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027





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 50651.26
				CON TX 167.31
				PRFEE 0.50
				WDEED 6.00
				TOTAL 173.81
				CHECK 173.81
07/01/88	01			15:14 0001 3139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45880

IDENTIFICATION REFERENCE

JUL 1 3 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109016