FILE BOX "7" FILE NO. 23249

FORM NO. MD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ -0-

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE 88

[signature]
Notary Public

MY COMMISSION EXPIRES: 1-10-89
(AFFIX SEAL)

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QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN A. SIMS (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	MAP 162-13
933 Ilawood Drive (STREET ADDRESS OR ROUTE NUMBER)	4460 Corporation Lane (STREET ADDRESS)	PARCEL 196
Nashville, TN. 37211 (CITY) (STATE) (P.O. ZIP)	Virginia Beach, VA. 23462 (CITY) (STATE) (ZIP)	SDU-72158

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, DEBORAH D. HILDRETH and JOHNATHAN HILDRETH, Both unmarried, and JAMES K. ROUSSEL and wife, SAMMY C. ROUSSEL,

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN A. SIMS, a single person

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. 62A, Dreamland Estates Southeast, Zone Lot Division of Lots 60-63, inclusive, Section 2, as of record in Book 6900, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Deborah D. Hildreth and Johnathan Hildreth, both unmarried, and James K. Roussel by deed from Roussel Construction Co., Inc., of record in Book 7071, page 413, Register's Office for Davidson County, Tennessee. The said Sammy C. Roussel, wife of James K. Roussel, joins in this conveyance for whatever right, title and interest she might have in said property by right of the marital law.

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 to CITY FED MORTGAGE COMPANY, of record in Book 7071, page 416, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH THE LOMAS & NETTLETON COMPANY.

This is unimproved ( ) improved (X) property, known as 933 Ilawood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness our hands, this 6th day of June 19 88

[signatures]

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DEBORAH D. HILDRETH and JOHNATHAN HILDRETH, Both unmarried, and JAMES K. ROUSSEL and wife, SAMMY C. ROUSSEL,

the bargainors, 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 6th day of August, 1988

Janet D. Ellis
Notary Public

Commission Expires 1-10-89

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

TO

9096 08/19 0101 03CHECK 6.00

60449

IDENTIFICATION

Aug 19 1 31 PM '88

FEE $ WILLIAM M. CARTER
DAVIDSON COUNTY