FILE BOX 38 FILE #8115

WARRANTY DEED

BOOK 7668 PAGE 562

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH S. SIMPSON (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 142-9-0-B
856 General George Patton Road (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PARCEL 856
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	FB #9D65711

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, LINDA B. MATSEAS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH S. SIMPSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 856, together with carport designated No. 856-C on the Plan of Phase One-Lot One Section Five River Plantation Condominium Apartments of record in Plat Book 5200, page 135, amended in Plat Book 5200, pages 145 & 146, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed of record in Book 5410, page 248, said Register's Office.

Being the same property conveyed to John T. Holmes and wife, Linda B. Holmes, by deed from Haury & Smith Contractors, Inc. of record in Book 5585, page 820, said Register's Office. John T. Holmes and Linda B. Holmes have since divorced and John T. Holmes conveyed his interest in subject property to Linda B. Matseas by Quitclaim deed of record in Book 7265, page 368, said Register's Office. The said Linda B. Matseas and Linda B. Holmes being one and the same person.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and will be paid by the Grantor(s); (2) Master Deed and By-Laws of record in Book 5410, page 248; (3) Easement of record in Book 2274, page 547; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 135, amended in Plat Book 5200, pages 145 & 146, said Register's Office.

William Matseas, spouse of Linda B. Matseas, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Linda B. Matseas.

This is improved (XX) unimproved ( ) property, known as 856 General George Patton Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of September, 1988

LINDA B. MATSEAS

WILLIAM MATSEAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda B. Matseas and husband, William Matseas

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

Witness my hand at office, this 29th day of September, 19 88.

My commission expires 1/10/89 Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

7.3131

IDENTIFICATION REFERENCE

OCT 4 8 40 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

3514 10/04 0101 03CHECK 267.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Joseph S. Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 88

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

Notary Public

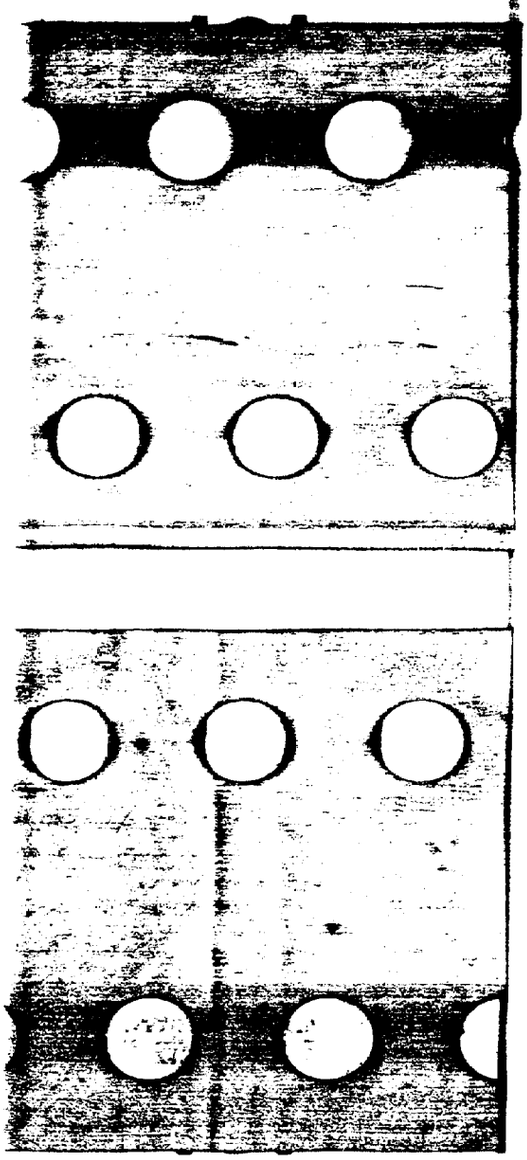
WARRANTY DEED

FROM LINDA B. MATSEAS, married

TO JOSEPH S. SIMPSON, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 79000.00
CON TX 260.70
PRFEE 0.50
WDEED 6.00
TOTAL 267.20
CHECK 267.20

10/04/88 01 08:42 0001 3514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3131

IDENTIFICATION REFERENCE

OCT 4 8 40 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 141354