WARRANTY DEED

BOOK 7740 PAGE 125

PREPARED BY: Mail

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 44,754.97 .

Jean S Nicholas
Affiant

SWORN to and subscribed before me on this the 28th day of December, 1988.

J K Woodard
NOTARY PUBLIC

My Commission Expires: Feb 29 1992

MORTGAGEE:

OLD HICKORY CREDIT UNION
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ms. Jean Nicholas	Same as Owner	51-12
224 Aurora Ave.		95
Madison, Tenn. 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **R. SCOTT SIMMS and wife, DONNA C. SIMMS,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JEAN NICHOLAS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Montague Park Subdivision, as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 100 feet on the Northerly margin of Beech Avenue and runs back between parallel lines 187.5 feet to a dead line and measures 100 feet thereon.

BEING the same property conveyed to R. SCOTT SIMMS and wife, DONNA C. SIMMS by Deed from CHARLES H. MINCHEY and wife, HELEN L. MINCHEY of record in Book 6597, page 662, Register's Office for Davidson County, TN.

AS PART OF THE CONSIDERATION FOR THIS COVNEYANCE, THE GRANTEE ASSUMS AND AGREES TO PAY THE BALANCE OWING ON A NOTE IN THE ORIGINAL AMOUNT OF $ 46,800.00 , DATED 12/23/85 , PAYABLE TO OLD HICKORY CREDIT UNION AND SECURED BY A DEED OF TRUST EXECUTED BY R. SCOTT SIMMS AND WIFE, DONNA C. SIMMS AND OF RECORD IN BOOK 6755 , PAGE 750 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 431 Beech Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 29th day of December, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

R. Scott Simms
R. SCOTT SIMMS

Donna C. Simms
DONNA C. SIMMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

2689 12/30 0101 03CHECK 144.44

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, R. SCOTT SIMMS and wife, DONNA C. SIMMS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 29th day of December, 1988.

J. K. Woodall
NOTARY PUBLIC

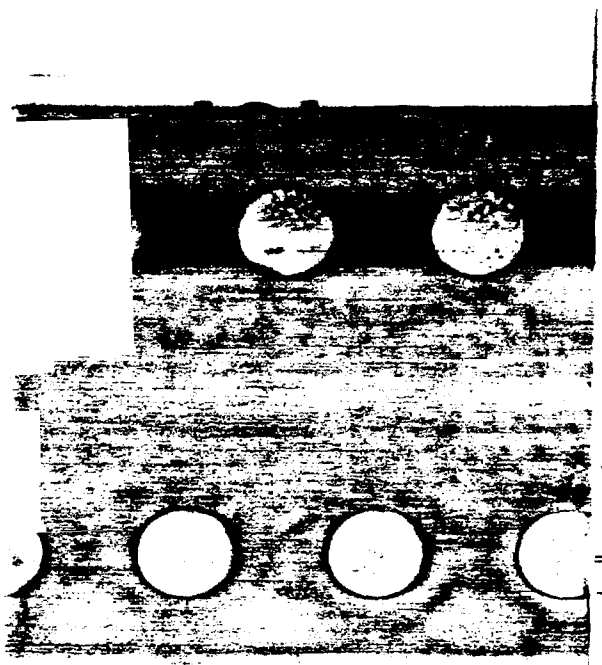
My Commission Expires: Feb 29, 1992

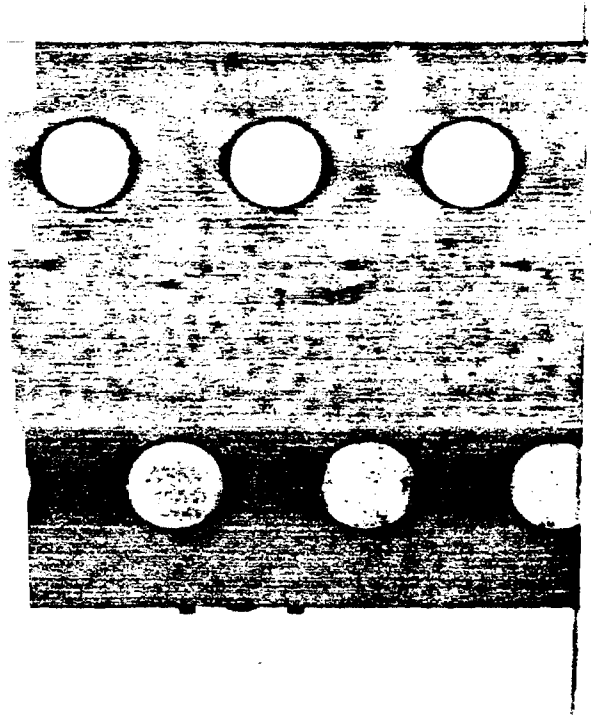
97890

IDENTIFICATION REFERENCE

DEC 30 10 58 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41754-97
CON TX 137.94
PRFEE 0.50
MDEED 6.00
TOTAL 144.44
CHECK 144.44
12/30/88 01 11:00 0001 2689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 7 8 9 0

IDENTIFICATION REFERENCE

Dec 30 10 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168806