BOOK 7770 PAGE 555

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,468.15

× Cynthia Ann Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 1989.

Notary Public

MY COMMISSION EXPIRES: 05/20/92

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law, 109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA ANN MYERS (NAME)	National Mortgage Company (NAME)	MAP 95 5
1902 DAhliA Circle (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PARCEL 1
NAShville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	3DZ 38880

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, JEFFREY D. SIMPKINS and wife, JOY O. SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYNTHIA ANN MYERS, 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. 57 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Jeffrey D. Simpkins and wife, Joy O. Simpkins by deed from Jeffrey T. Shrum, unmarried of record in Book 6993, page 628, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

A portion of the consideration herein is the assumption by the Grantee of the principal outstanding balance of a note originally executed on September 19,1986 by Jeffrey D. Simpkins and wife, Joy O. Simpkins payable to National Mortgage Company and the Deed of Trust securing the same of record at Book 6993, page 631 Register's for Davidson County, Tennessee; Said principal outstanding balance being $50,268.15 as of the date of this deed.

This is unimproved ( ) improved (X) property, known as 1902 Dahlia Circle (House Number) (Street) Nashville, TN 37210 (P. O. Address) (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 3rd day of February, 19 89

Jeffrey D. Simpkins
JEFFREY D. SIMPKINS

Joy O Simpkins
JOY O. SIMPKINS

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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 Jeffrey D. Simpkins and wife, Joy O. Simpkins

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February 19 89

Commission expires 05/20/92

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ___.

My commission expires _____

Notary Public

RUSH

Return to:

WILLIAM T. BERRY
Attorney at Law
109 Shacklett Lane
Antioch, TN 37013

WARRANTY DEED

FROM

[illegible]

JOY O. SIMPKINS

TO

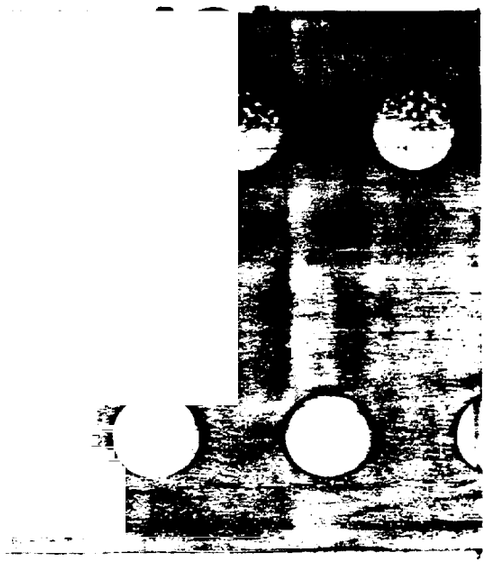
CYNTHIA ANN MYERS, Unmarried

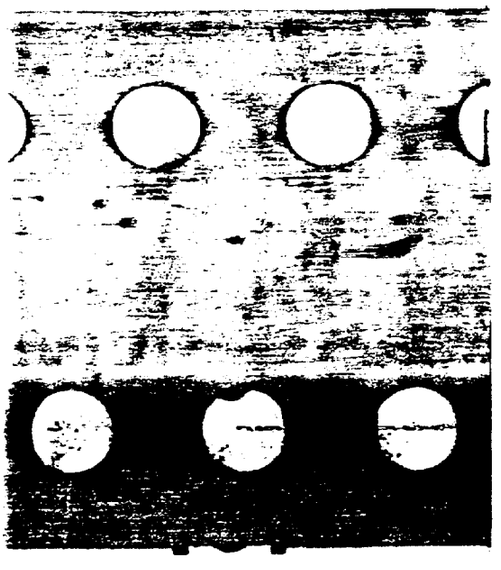
89 FEB 10 AM 8:04

RECEIVED
FOR RECORD
AND RECORDED
IN OFFICE

2234

6337 02/10 0101 03CHECK 199.55





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	58468.15
			CON TX	193.05
			PRFEE	0.50
			WDEED	6.00
			TOTAL	199.55
			CHECK	199.55
02/10/89		01	10:58 0001	6337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08234

IDENTIFICATION REFERENCE

FEB 10 10 54 AM '89

No. 180815