WARRANTY DEED

FROM: Rudy Thacker and wife, Brenda Thacker and Sarah Thacker and Jack Justin Turner and wife, Judy Turner
TO: Bill J. Simons

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Bill J. Simons P. O. Box 524 Goodlettsville, TN 37072	Bill J. Simons P. O. Box 524 Goodlettsville, TN 37072	Map 43-13-A Parcel 82

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 907 Two Mile Parkway, Goodlettsville, TN 37072

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STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $27,335.38

Bill J. Simons
AFFIANT

Subscribed and sworn to before me, this the 8th day of March, 1989.

Mimi S. Hurd
NOTARY PUBLIC

MIMI S. HURD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: May 20, 1992

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, including the release of a certain Deed of Trust of record in Book 5389, page 711, Register's Office for Davidson County, Tennessee, and the release of a certain Deed of Trust of record in Book 5389, page 714, RUDY THACKER and wife, BRENDA THACKER and SARAH THACKER and JACK JUSTIN TURNER and wife, JUDY TURNER, hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto BILL J. SIMONS, hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 7-2 of Robin Hood Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of title of the said Grantor, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Rudy Thacker and Jack Justin Turner by deed from Edith G. Jackson of record in Book 5605, Page 977, Register's Office for Davidson County, Tennessee.

Sarah Thacker is the former wife of Rudy Thacker and was awarded his interest in an unrecorded divorce decree.

This is improved property, known as Apartment Unit No. 7-2 Robin Hood Condominium, 323 Forrest Park Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1989.

2. All terms and provisions of the Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, in the Office of the Secretary of State of Tennessee, and in Book 5383, page 314, Register's Office, Davidson County, Tennessee and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions as shown on the plat of Robin Hood Condominium of record in Book 5200, page 124, Register's office, Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement of record in Book 3436, page 486, Register's Office, Davidson County, Tennessee.

6. A Deed of Trust from Edith G. Jackson, an unmarried person, to William N. Dearborn, Trustee, filed of record in Book 5389, page 711, Register's Office for Davidson County, Tennessee, to secure a note to Central Tennessee Investment Company, Inc., which was assigned by Central Tennessee Investment Company, Inc. to Grantee by an Assignment of Purchase Money Deed of Trust of record in Book 5733, page 510, said Register's Office, and is to be released concurrently herewith by Grantee.

7. A Deed of Trust from Edith G. Jackson, an unmarried person, to Stephen C. Baker, Trustee, filed of record in Book 5389, page 714, Register's Office of Davidson County, Tennessee, to secure a note to Central Tennessee Investment Company, Inc., which was assigned by Central Tennessee Investment Company, Inc. to Grantee by an Assignment of Deed of Trust of record in Book 5733, page 509, said Register's Office, and is to be released concurrently herewith by Grantee.

8. Rights of tenants under existing lease, if any.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Robin Hood Condominium and Robin Hood Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Robin Hood Condominium Association in connection with Robin Hood Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument on this 8th day of March, 1989.

"GRANTORS"

Rudy Thacker
RUDY THACKER

Brenda Thacker
BRENDA THACKER

Sarah Thacker
SARAH THACKER

Jack Justin Turner
JACK JUSTIN TURNER

Judy Turner
JUDY TURNER

"GRANTEE"

Bill J. Simons
BILL J. SIMONS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anita J. Bush, a Notary Public in and for said County and State, Rudy Thacker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 24th day of February, 1989.

Anita J. Bush
Notary Public

My commission expires:
9-26-92

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anita J. Bush, a Notary Public in and for said County and State, Brenda Thacker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 24th day of February, 1989.

Anita J. Bush
Notary Public

My commission expires:
9-26-92

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mrs. Elizabeth Woodrich, a Notary Public in and for said County and State, Sarah Thacker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of February, 1989.

Mrs. Elizabeth Woodrich
Notary Public

My commission expires: May 20, 1992

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, Donna B. Youngblood, a Notary Public in and for said County and State, Jack Justin Turner and Judy Turner, 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 Murfreesboro, Tennessee, this 6th day of February, 1989.

Donna B Youngblood
Notary Public

My commission expires: 3-7-89

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, Mimi S. Hood, a Notary Public in and for said County and State, Bill J. Simons, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

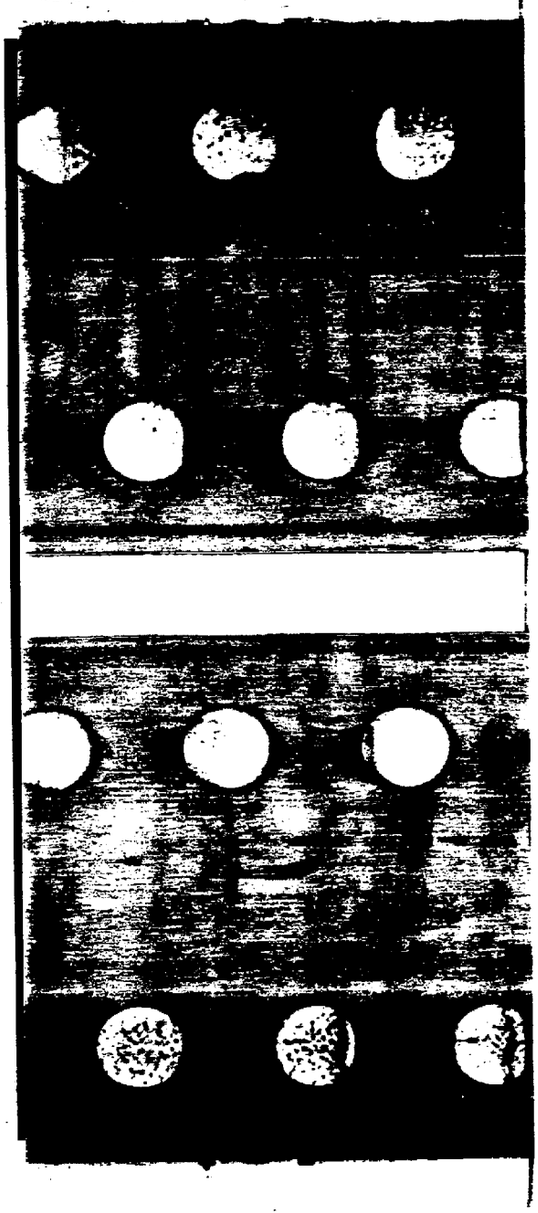
Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of March, 1988.

Mimi S Hood
Notary Public

My commission expires: May 20, 1992

15007

FILED FOR RECORD
MAR 9 9 54 AM '89



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7789 PAGE 221

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	27335.38
CON TX	90.09
PRFEE	0.50
WDEED	12.00
TOTAL	102.59
CHECK	102.59

03/09/89 01 09:56 0001 4013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15007

IDENTIFICATION

Mar 9 9 54 AM '89

FELIX Z. WILSON (DAVIDSON COUNTY)

No. 188567