Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Faye Allen Simpkins	New Owner	116-08-0-G-154-CO
154 Valley Forge		
~~Belle Meade~~ Nashville, Tennessee 37205		
This instrument prepared by: Boult, Cummings, Conners & Berry (RFW)		
P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, ROBERT S. DOOCHIN and wife, ALBERTA RITCHASON DOOCHIN ("Grantors") have bargained and sold, and hereby transfer and convey to FAYE ALLEN SIMPKINS ("Grantee"), her successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. The Plan of Revised Sugartree, said Phase III, of record in Book 5050, pages 67-71, said Register's Office, as amended by instruments of record in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of Sugartree of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, and as amended by instruments of record in Book 4911, page 356; Book 4996, page 126; Book 5003, page 688, and Supplementary Declaration of Covenants, Conditions and Restrictions for Sugartree, Phase III, of record in Book 5087, page 220, and as further amended by instruments of record in Book 5152, page 401; Book 5514, page 138; and Book 5691, page 61, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Faye Allen Simpkins
Affiant

Subscribed and sworn to before me this 18th day of September, 1989.

Stephen C. Sexton
Notary Public
My Commission Expires: Nov. 10 1991

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, her successors and assigns against the lawful claims of all persons.

Executed this 18TH day of September, 1989.

Robert S. Doochin
ROBERT S. DOOCHIN

Alberta R. Doochin
ALBERTA RITCHASON DOOCHIN

This is improved property, known as 154 Valley Forge, Nashville, Tennessee 37205.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James D. Hughey, Notary Public, ROBERT S. DOOCHIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18TH day of September, 1989.

James D. Hughey
Notary Public

My Commission Expires: May 8, 1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James D. Hughey, Notary Public, ALBERTA RITCHASON DOOCHIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18TH day of September, 1989.

James D. Hughey
Notary Public

My Commission Expires: May 8, 1991

WP:JDHWDAHTR

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Revised Sugar Tree, Phase III, of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, as revised and amended by instruments of record in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93, said Register's Office, to which plan reference is hereby made for a more complete description of said lot, together with all interest in common areas and open space thereto as provided in the Declaration of Covenants, Conditions and Restrictions of Sugar Tree of record in Book 4857, page 157, and as amended by instruments of record in Book 4911, page 356; Book 4996, page 126; Book 5003, page 688, and Supplementary Declaration of Covenants, Conditions and Restrictions for Sugar Tree, Phase III, of record in Book 5087, page 220, and as further amended by instruments of record in Book 5152, page 401; Book 5514, page 138; and Book 5691, page 61, said Register's Office.

Being the same property conveyed to Robert S. Doochin and wife, Alberta Ritchason Doochin by deed from Estes-Taylor Company, of record in Book 5523, page 920, said Register's Office.

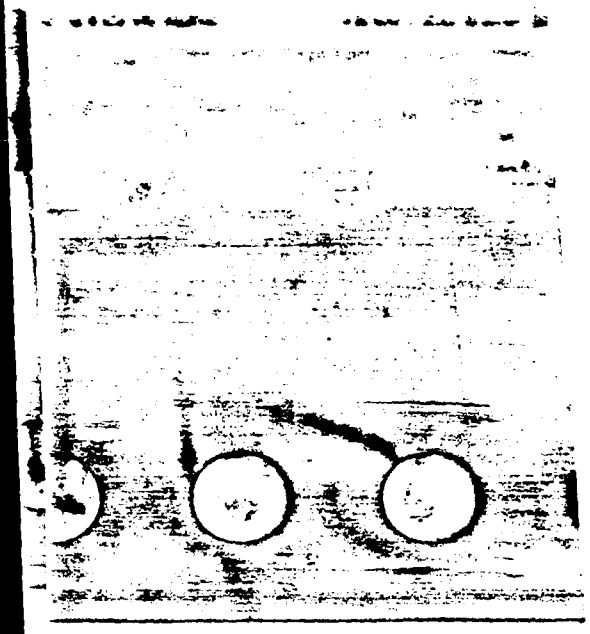
6 7 1 4 3

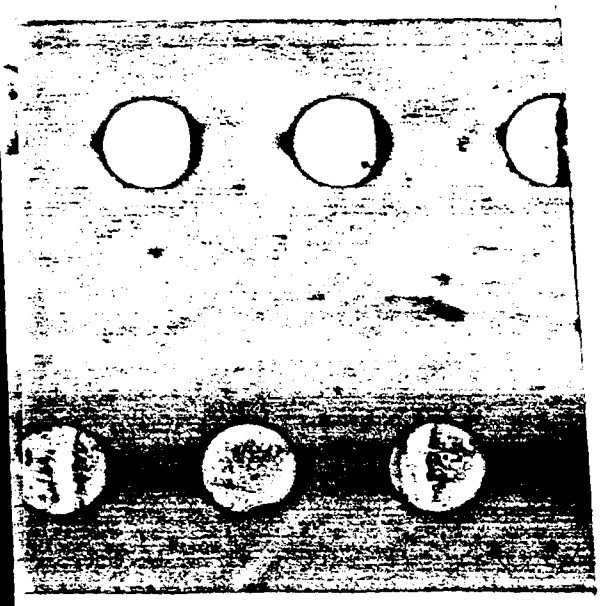
IDENTIFI REFERENCE

SEP 18 3 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5884 09/18 0101 CKCHECK 917-50





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

RECEIVED OF _____

FOR _____

BOOK 7940 PAGE 895

CO - CONVEYANCE MO - MORTGAGE WD - WARRANTY DEED TD - TRUST DEED	CC - CERTIFIED COPY REL - RELEASE UCC - UNIFORM COMMERCIAL CODE	MISC - MISCELLANEOUS CO TAX - STATE TAX CONVEY MO TAX - STATE TAX MORT PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 275000.00
CON TX 907.50
PRFEE 1.00
[illegible] 9.00
TOTAL 917.50
CHECK 917.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/18/89 01 15:44 0001 588

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SEP 18 3 44 PM '89

IDENTIFI REFERENCE

6 7: 1: 4 3.

No. 249866