FORM NO. WD-1

BOOK 8042 PAGE 124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1990

Notary Public

MY COMMISSION EXPIRES: May 13, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Rochford, III, Attorney, 2200 Abbott Martin Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Mr.&Mrs. Wade K. Sims,Jr. (NAME)	same (NAME)	16-16-0-B
103 Heatherset Close (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	003.00 CO
Franklin, TN 37064 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	07DA 91181

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, Rochford Realty & Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade K. Sims, Jr. and wife, Dianne R. Sims

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:

Being Lot No. 3 on the Plan of the Second Revision of The Iroquois of Nashville, of record in Plat Book 6900, pages 61 & 62, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Rochford Realty & Construction Co., Inc. by deed from Iroquois Real Estate Inc. by Lawrence M. Lipman, President, of record in Book 7926, page 951, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 6657, page 683, and Book 6684, page 243, as amended in Book 6820, page 732 and Book 7523, page 828, said Register's Office and other matters of record R.O.D.C.

02486

IDENTIF. TREFERENCE

FEB 8 8 41 AM '90

DAVIDSON COUNTY TN.

1257 02/08 0101 03CHECK 221.50

This is unimproved ( ) improved (X) property, known as 105 Wentworth Ave., Nashville, TN 37215
(House Number) (Street) (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 my hand this 30th day of January, 1990

ROCHFORD REALTY & CONSTRUCTION CO., INC.

By:

John T. Rochford, III, President

STATE OF TENNESSEE
Davidson County

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

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, Lynda K. Downing a Notary Public in and for the State and County aforesaid, personally appeared John T. Rochford III

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Rochford Realty & Construction Co. Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville Tennessee this 30th day of January, 1990.

Lynda K. Downing Notary Public

Commission Expires 5-13-90

WARRANTY DEED

FROM

Rochford Realty &

Construction Company, Inc.

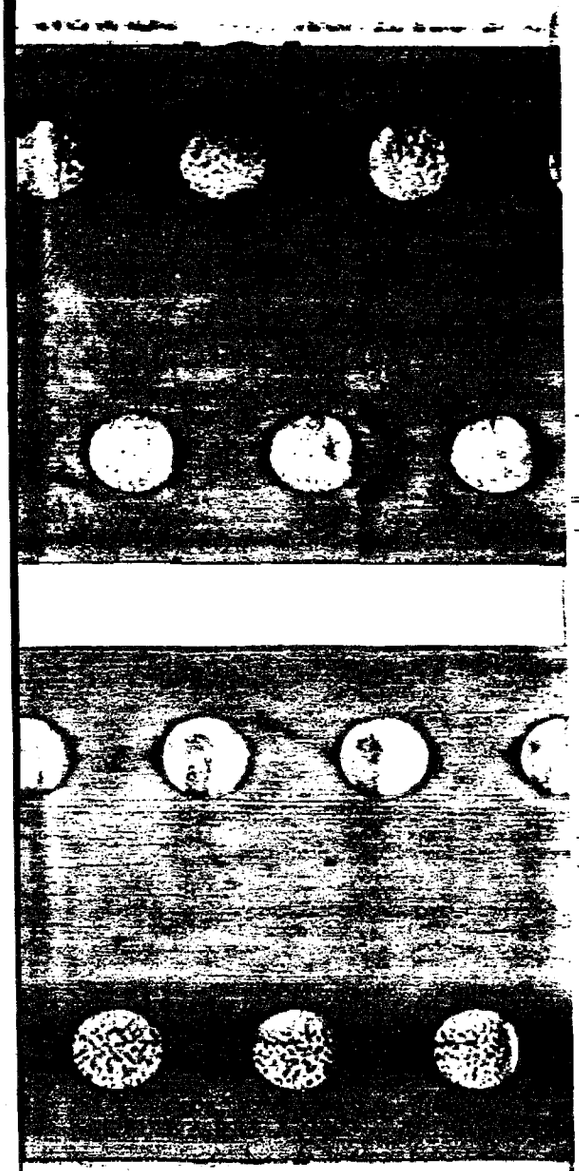
TO

Wade K. Sims, Jr., and

wife Dianne R. Sims.

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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

RECEIVED OF _____

FOR _____

BOOK 8042 PAGE 126

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 65000.00
				CON TX 214.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 221.50
				CHECK 221.50
02/08/90	01			08:41 0001 1257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02486

IDENTIF. TREFERENCE

FEB 8 8 41 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 291274