PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (pb) (Title No: 30054)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 120000.00

Affiant

Sworn and subscribed before me this 12th day of March, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE — CHRISTY ... — STATE OF TENNESSEE

ADDRESS NEW OWNER:
Irby C. Simpkins, Jr.
101 St. Charles Place
Nashville, TN 37212

MORTGAGEE:
Same

MAP-PARCEL NUMBERS
104-06-K101C
26W 09854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy N. Sherrill and spouse, Charlene E. Sherrill,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Irby C. Simpkins, Jr.,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101 on the plan of St. Charles Place, as shown as Exhibit "A" to the Master Deed, of record in Book 6438, page 595, re-recorded in Book 6452, page 864, amended in Book 6488, page 833 and in Book 6539 , page 893, Register's Office for said County.

Being the same property conveyed to Billy N. Sherrill and wife, Charlene E. Sherrill by deed from S & L Associates, a Tennessee partnership, of record in Book 6504, page 276, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens, and other matters set forth in the Master Deed and By-Laws of record in Book 6438, page 595, re-recorded in Book 6452, page 864, Book 6488, page 833, and Book 6539, page 893, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

MAR 15 2 36 PM '90

DAVIDSON COUNTY TN.

2881 03/15 0101 03CHECK 403.00

This is improved property, known as: 101 St. Charles Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of March, 1990.

Billy N. Sherrill

Charlene E. Sherrill

State of Tennessee
County of Davidson

On this 12th day of March, 1990, before me the undersigned authority, personally appeared Billy N. Sherrill and Charlene E. Sherrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE — CHRISTY ... — STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

W & I 1269

STATE OF TEnnessee

COUNTY OF Davidson'

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

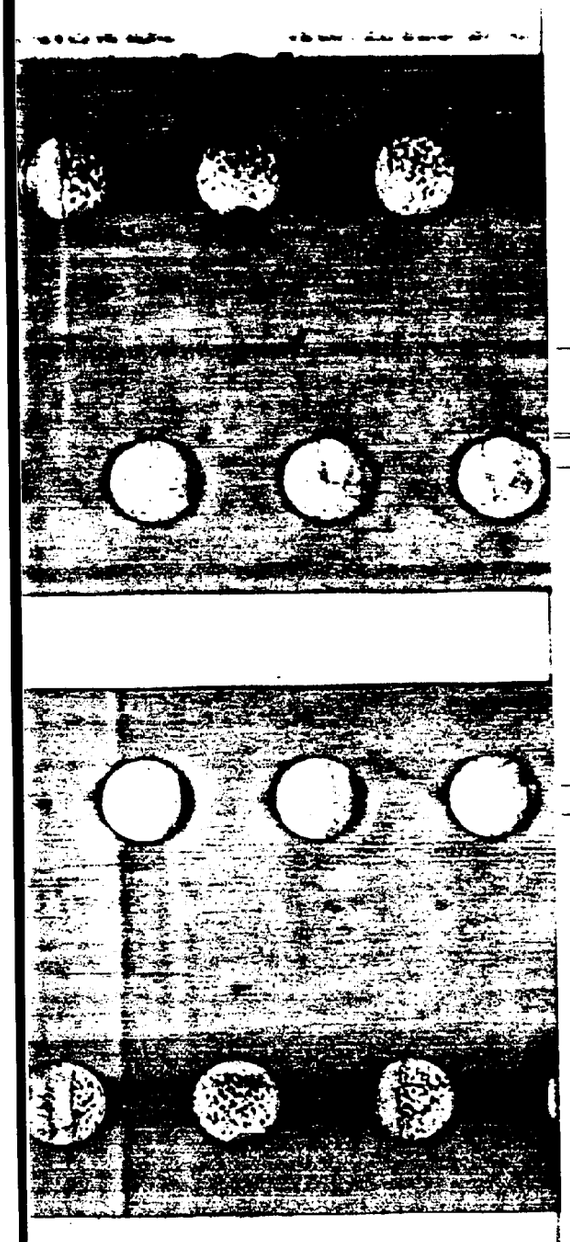
Charlene E Shemwell
Affiant

Sworn to and subscribed before me this 27th day of March, 1990.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8065 PAGE 763

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	120000.00
CON TX	396.00
PRFEE	1.00
WDEED	6.00
TOTAL	403.00
CHECK	403.00

03/15/90 01 14:34 0001 2881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

M 1 7 0

IDENTIF. TREFERENCE

MAR 15 2 36 PM '90

FELIX Z. WILSON, II REG.
DAVIDSON COUNTY TN.

No. 301344