This instrument prepared by:
L. L. Chastain
Grissim & Hodges Attorneys
323 Union Street
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Otto Kent Simpkins Edith W. Simpkins 6116 Hillsboro Road Nashville, TN 37215	Same	144-15-13

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN M. GRISSIM, EXECUTOR and TRUSTEE under the Will of Mary E. Pipkin, has bargained and sold and by these presents does transfer and convey unto the said OTTO KENT SIMPKINS and wife, EDITH W. SIMPKINS, 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. 13 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, Pages 30-31, Register's Office for said County.

Said Lot No. 13 fronts 200 feet on the southeasterly side of Hillsboro Pike and runs back between parallel lines 490 feet to a dead line.

Being the same property conveyed to Mary E. Pipkin and Cynthia G. Grissim by deed from W. Fred Williams, Trustee of record in Book 5322, Page 448, Register's Office for Davidson County, Tennessee, and conveyed to Mary E. Pipkin by quitclaim deed from Cynthia G. Grissim of record in Book 8023, Page 994 Register's Office for Davidson County, Tennessee, the said Mary E. Pipkin having since died and property now being vested in John M. Grissim, Trustee and Executor under the Will of Mary E. Pipkin of record in Will Book 166, Page 744 Probate Clerk's Office for Davidson County, Tennessee.

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, Grantees' heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown on Exhibit A attached hereto and incorporated herein by reference ; and 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 Grantees, Grantees' heirs and assigns, against the lawful claims of all person whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have set our hands on this the 4th day of May, 1990.

John M. Grissim Executor
& Trustee under Will of
Mary E. Pipkin.

JOHN M. GRISSIM, EXECUTOR
and TRUSTEE under the Will
of Mary E. Pipkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHN M. GRISSIM, EXECUTOR and Trustee under the Will of Mary E. Pipkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee this 4th day of May, 1990.

NOTARY PUBLIC

My commission expires: 7/15/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $190,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of May, 1990.

NOTARY PUBLIC

My commission expires: 3/27/93

SHELBY COUNTY, TENN. NOTARY PUBLIC

EXHIBIT A

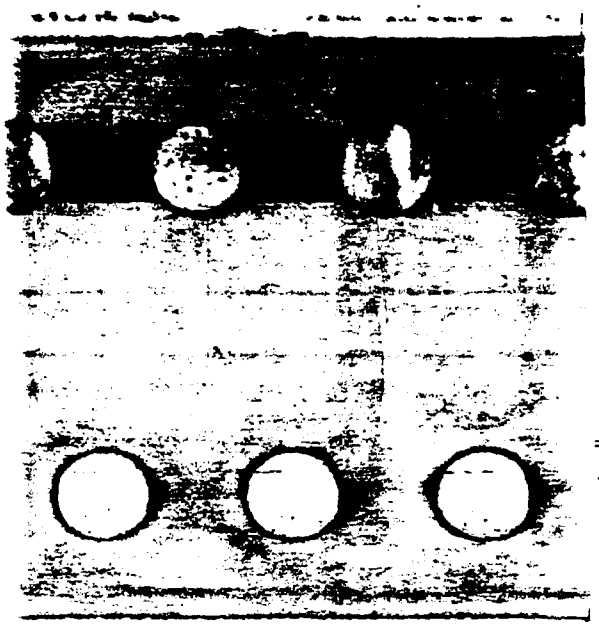
A. Taxes for 1990, a lien not yet due and payable.

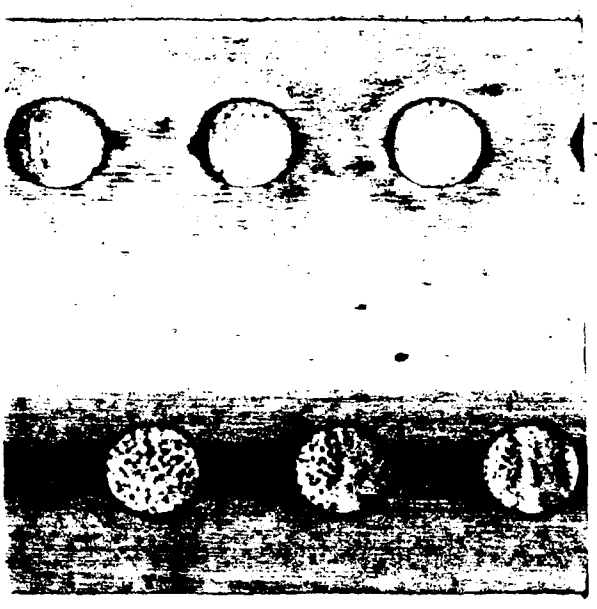
B. Restrictive covenants of record in Book 2435, Page 237, as amended in Book 2603, Page 440 and Book 4207, Page 397, Register's Office for Davidson County, Tennessee.

C. The Plan of record in Book 2331, Pages 30 and 31, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Hillsboro Pike and a 10 foot public utility easement along the rear line of said lot.

D. Sanitary Sewer easement of record in Book 7853, Page 173, Register's Office for Davidson County, Tennessee.

2 4 5 0 6
IDENTIFICATION REFERENCE
MAY 7 2 11 PM '90
DAVIDSON COUNTY, TN
RUSH
7505 05/07 0101 03CHECK 637.00





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

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 70

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 190000.00
CON TX 627.00
PRFEE 1.00
WDEED 9.00
TOTAL 637.00
CHECK 637.00

05/07/90 01 14:12 0001 9505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24506

IDENTIFICATION REFERENCE

MAY 7 2 11 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 316981