BOOK 8156 PAGE 669 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July 1990

Notary Public

MY COMMISSION EXPIRES 4-21-93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY Brenda Franks Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
Irby C. Simpkins, Jr., et ux	Same	Map 131-9
(NAME)	(NAME)	Parcel 7
1100 Broadway	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, TN 37202		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Thomas E. Batey and wife, Bonnie Batey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irby C. Simpkins, Jr. and wife, Peaches Gunter Simpkins

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

1749 07 30 0171 030-ESK 1082.50

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This conveyance is subject to a boundary line agreement of record in Book 4869, page 967, Register's Office for Davidson County, Tennessee and easement for Sanitary Sewers and/or Storm Drainage of record in Book 6369, page 596, said Register's Office.

42838

IDENTIFICATION

Jul 20 8 41 AM '90

REGISTER'S OFFICE

unimproved ( ) property, known as This is improved (X) 5115 Hillsboro Road, 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 heir 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 covey 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 our hand s this 18 th day of July, 19 90

Thomas E. Batey

Bonnie Batey

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named Thomas E. Batey the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 18 day of July 1990.

Commission expires 4-21-93

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bonnie Batey the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of July 1990.

Commission expires: 4-21-93

Notary Public

WARRANTY DEED

FROM

Thomas E. Batey and wife,

Bonnie Batey

TO

Irby C. Simpkins, Jr. and wife,

Peaches Gunter Simpkins

RETURN TO:

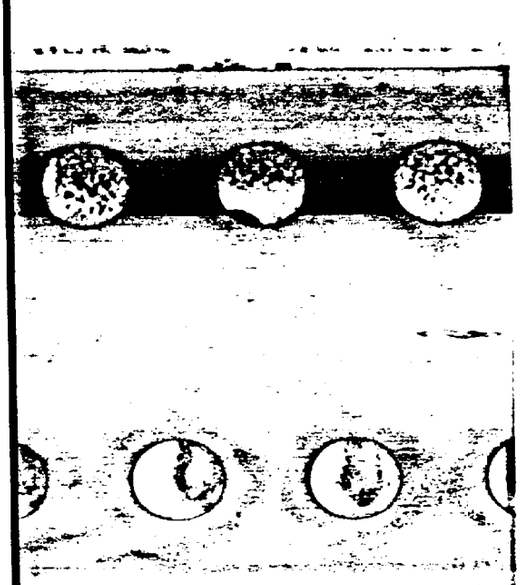
HALE & HALE ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Exhibit A

Land in the 7th Civil District of Davidson County, Tennessee, being part of the west part of the Dower Tract on the Plan of the Henry W. Compton Lands, as of record in Plan Book 2, page 58, of the Chancery Court at Nashville, Marked "A" Mrs. Ann Compton, being part of 10 on the Map of Westhaven, not of record described according to a survey by Michael V. Holmes dated January 16, 1975, and survey of John Kohl, dated July 18, 1977, as follows:

BEGINNING at a point on the westerly margin of Hillsboro Road at the southeast corner of Lot 22 on the Plan of Westhaven, Section 1, of record in Book 1130, Page 7, Register's Office for said County; thence along the margin of the same S 27 degrees 59' 33" West 285.45 feet to a point; thence leaving the margin of said Hillsboro Road the following calls and distances: North 69 degrees 45' 49" West 271.45 feet to a point; thence North 52 degrees 22' West 35.90 feet to a point; thence North 49 degrees 21' West 75.76 foot to a point; thence North 52 degrees 54' West 21.37 foot to a point; thence North 59 degrees 51' West 27.75 feet to a point; thence North 72 degrees 12' 08" West 35.76 feet to a point; thence North 82 degrees 44' 18" West 99.18 feet to a point; thence North 76 degrees 54' 18" West 101.18 feet to a point; thence North 71 degrees 12' West 58.94 feet to a point; thence North 29 degrees 30' East 284.42 feet to a point; thence South 66 degrees 14' 54" East 35.45 feet to a point; thence South 66 degrees 23' 23" East 100 feet to a point; thence South 63 degrees 54' 36" East 100 feet to a point; thence South 65 degrees 12' 35" East 100 feet to a point; thence South 71 degrees 41' 00" East 100 feet to a point; thence South 71 degrees 36' 42" East 100 feet to a point; thence South 74 degrees 25' 30" East 100 feet to a point; thence South 72 degrees 24' 08" East 75 feet to the point of beginning.

Being the same property conveyed to Thomas E. Batey and wife, Bonnie Batey in deed from Patricia C. Wilson and husband, James P. Wilson, of record in Book 5177, page 603, Register's Office for said County.



OFFICIAL RECEIPT

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

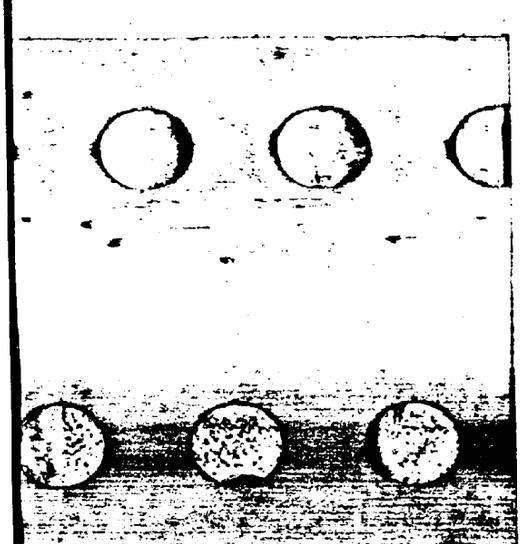
RECEIVED OF _____

FOR _____

BOOK 8156 PAGE 672

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
	325000.00
CON TX	1072.50
PRFEE	1.00
WDEED	9.00
TOTAL	1082.50
CHECK	1082.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/20/90 01 08:41 0001 1749

42838

JUL 20 8 41 AM '90

No. 338568