THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8243 PAGE 568

ADDRESS NEW OWNER:
KAREN KANE SIMMS
1211 BRYAN STREET
OLD HICKORY, TN 37138

MAP/PARCEL NUMBER:

Map 53-3
Parcel 8.00

0180 11/27 0101 03CHECK 101.00

SEND TAX BILLS TO:

SAME AS ABOVE

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,628.37, THIS 20th DAY OF NOVEMBER, 1990.

Karen Kane Simms
AFFIANT

Subscribed and sworn to me, this the 20th day of November, 1990.

Notary Public
My commission expires: 5-7-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Roger Rhoads et ux, Patty Rhoads to David E. Mead, Trustee, of record in Book 5598, page 38, Register's Office for Davidson County, Tennessee, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, PATRICIA OLDHAM, formerly PATRICIA RHOADS, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said KAREN KANE SIMMS, UNMARRIED, hereinafter referred to as GRANTEE, her successors, heirs and assigns, certain

real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons.

PATRICIA OLDHAM and PATRICIA RHOADS are one in the same person.

WITNESS my hand this 20th day of November, 1990.

Patricia Oldham
PATRICIA OLDHAM

Karen Kane Simms
KAREN KANE SIMMS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA OLDHAM, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 20th day of November, 1990.

Louise C. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-11-92

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN KANE SIMMS, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 20th day of November, 1990.

Louise C. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-11-92.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 151 of Section C on the Plan of E. I. Dupont de Nemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for said County.

Said Lot No. 151 fronts 55 feet on the easterly side of Bryan Street and extends back 60.6 feet on the northerly line and 60.7 feet on the southerly line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Patricia Oldham formerly Patricia Rhoads, by Quitclaim Deed from Roger Rhoads of record in Book 8243 page 566, Davidson County, Tennessee.

EXHIBIT B

1. 1991 real property taxes and all future property taxes constitute a lien, although the same are not yet due and payable.

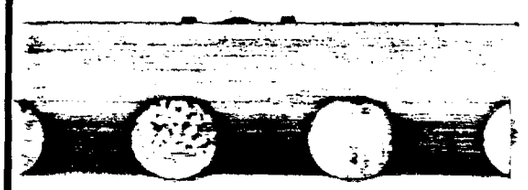
2. Plat of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee.

3. Deed of Trust from Roger Rhoads et ux, Patricia Rhoads, to David E. Mead, Trustee, of record in Book 5598, page 38, Register's Office, Davidson County, Tennessee, to secure to Tennessee Housing Development Agency the payment of one note dated May 2, 1980, in the original principal amount of $29,800.00, due and payable as set forth therein.

7.4947
IDENTIFICATION REFERENCE
Nov 27 9 20 AM '90
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 571

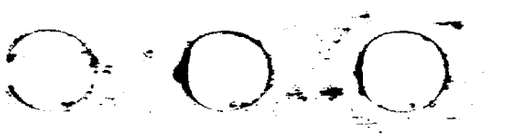


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

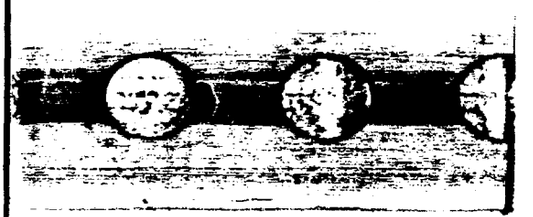
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 27628.37
CON TX 91.08
PRFEE 1.00
WDEED 9.00
TOTAL 101.08
CHECK 101.08

11/27/90 01 09:19 0001 0180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.4947

IDENTIFI REFERENCE

NOV 27 9 20 AM '90

DAVIDSON COUNTY, TN

No. 376152