BOOK 8279 PAGE 171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Russell Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: 4/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Sims (NAME)	Same as New Owner (NAME)	12DA 22185
1417 Dickerson Road (ADDRESS)	(ADDRESS)	71-11-35
Nashville TN 37207 (CITY) (STATE) (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, Walter Greer and wife, Virginia Greer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell 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:

Land in Davidson County, Tennessee, described as follows:

Tract # 1:

Being a part of Lot No. 17 on the Plan of W. B. Dews Subdivision of record in Book 332, page 53, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning at an iron stake at the intersection of the southerly margin of Gatewood Avenue and the easterly margin of Dickerson Road; Thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 86.85 feet to an iron stake; Thence, leaving said Gatewood Avenue, South 4 degrees 06' West 144.3 feet to an iron stake; said stake being in the common line of Lots 17 and 18b of said subdivision; Thence, with the line between Lots 17 & 18, North 83 degrees, 39' West 115.1 feet to an iron stake, said stake being on the easterly margin of Dickerson Road; Thence, with said margin of Dickerson Road with a curve to the left (radius 2,897.93') 142.46 feet to the point of beginning and containing 0.329 acres according to a survey dated March 4, 1966, by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

Tract # 2:

Being a part of Lot 17 on the Plan of W. B. Dews Subdivision as of record in Book 332, page 53, Register's Office, Davidson County, Tennessee, and described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 1417 Dickerson Road, Nashville, Tennessee 37207
(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 our hand s this 2nd day of January, 19 91

Walter Greer
Walter Greer

Virginia Greer
Virginia Greer

BOOK 8279 PAGE 172

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 Walter Greer and wife, Virginia Greer

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of January, 19 91.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Walter Greer and wife, Virginia Greer

TO

Russell Sims

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

LEGAL DESCRIPTION CONTINUATION

Beginning at an iron stake on the southerly margin of Gatewood Avenue and being 86.85 feet east of the easterly margin of Dickerson Road; Thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 154.85 feet to an iron stake, said stake being on the westerly margin of a 10 foot alley; Thence,w ith said westerly margin of the 10 foot alley, South 6 degrees 30' West 150.00 feet to an iron stake, said stake being the common corner of Lots 17 & 18 in said Subdivision; Thence, with the line between Lots 17 & 18, North 83 degrees 39' West 148.7 feet to an iron stake, said stake being the southeast corner of Tract No. 1; Thence, North 4 degrees 06' East, 144.3 feet to the point of beginning and containing 0.513 acres according to a survey dated March 4, 1966 by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

Being the same property conveyed to Walter Greer and wife, Virginia Greer by deed from Joe B. Webb and wife, Nancy J. Webb, of record in Book 8026, page 932, Register's Office for Davidson County, Tennessee.

[illegible] 01/22 0101 03CHECK 505.00

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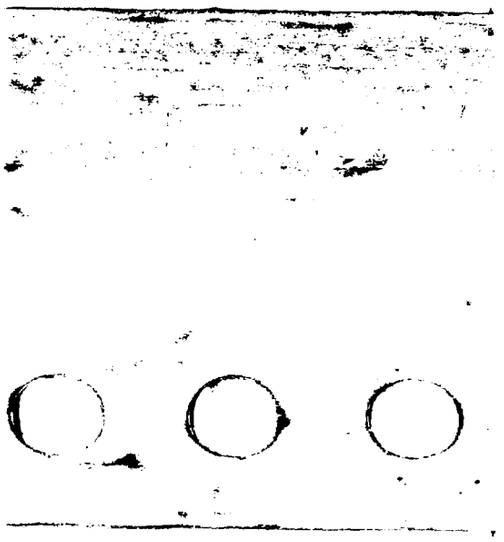
IDENTIF. TREFERENCE

JAN 22 2 08 PM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8279 PAGE 174

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

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

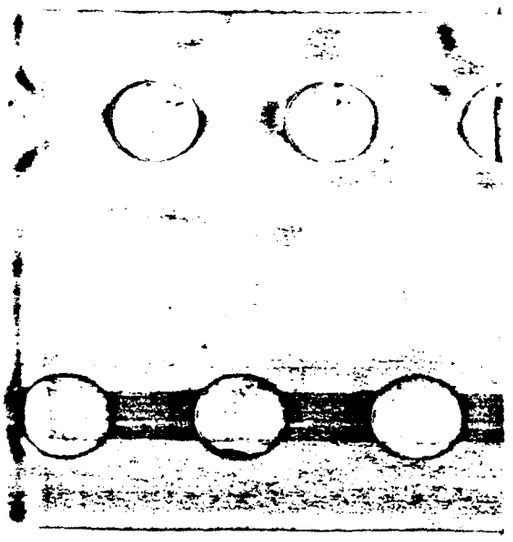
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 9.00
TOTAL 505.00
CHECK 505.00

01/22/91 01 14:06 0001 7179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



87573

IDENTIF. TREFERENCE

JAN 22 2 08 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391022