THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $ 65,330.00.

Affiant

Subscribed and sworn to before this 11TH day of February, 1991.

Notary Public

My Commission Expires: 1-22-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
Tony Holmes 807 Fatherland Street Nashville, TN 37206	Same	MAP 82-16 PARCEL 191

5946 02/12 0101 03CHECK 222.49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND THREE HUNDRED THIRTY AND 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **PAUL B. SIMMS and wife, VIRGINIA L. SIMMS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TONY HOLMES and wife, SANDRA M. HOLMES** 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:

BEING Lot No. 82 on the Map of Barrows Addition to Edgefield, now East Nashville, of record in Book 1, page 13, of the Chancery Court of Nashville.

Said Lot No. 82 fronts 50.0 feet on the north side of Fatherland Street and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Paul B. Simms and wife, Virginia L. Simms by deed from Nancye L. Mabry and John W. McCollum, III and wife, Carolyn E. McCollum, of record in Book 5871, page 357, Register's Office for Davidson County, Tennessee.

This is improved property known as 817 Fatherland Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

92066

IDENTIF. TREFERENCE

FEB 12 10 16 AM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of February, 1991.

Paul B Simms
PAUL B. SIMMS

Virginia L Simms
VIRGINIA L. 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 PAUL B. SIMMS and VIRGINIA L. SIMMS, the bargainors, 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 Nashville, Tennessee, this 11th day of February, 1991.

Notary Public

My Commission Expires:

2-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8291 PAGE 19

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	65330.00
CON TX	215.49
PRFEE	1.00
WDEED	6.00
TOTAL	222.49
CHECK	222.49

02/12/91 01 10:14 0001 5946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92066

IDENTIF. REFERENCE

FEB 12 10 16 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 396261