S INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00262986
BOX 35

WARRANTY DEED

BOOK 8302 PAGE 748

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Mark Simmons (NAME)	Bowest Corporation (NAME)	MAP119-14
2906 Selena Drive (STREET ADDRESS OR ROUTE NUMBER)	3300 N. Torrey Pines CT. (STREET ADDRESS)	PARCEL193
Nashville, TN 37211 (CITY) (STATE) (ZIP)	La Jolla, CA 92037-1021 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~----------$10.00---------- *Dollars,*

Cash in hand paid by Johnny Mark Simmons and wife, Kristin L. Simmons and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleded, and for a further consideration the said Johnny Mark Simmons and wife, Kristin L. Simmons have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $56,000.00 secured by Deed of Trust of record in Book 7335, Page 992, assigned in Book 7335, page 998, and further assigned in Book 7385, page 818, Register's Office, Davidson County, Tennessee.

Donnie Creighton, Administratrix of the estate of Amy Denise Rowell, also known as Ruth B. Creighton

have this day bargained and sold, and do hereby transfer and convey unto the said

Johnny Mark Simmons and wife, Kristin L. Simmons *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Mashburn Heights, Section 2, of record in Book 1835, page 93, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Mashburn Drive, at the common corner of Lots Nos. 18 and 19; thence in a westerly direction along the northerly margin of Mashburn Drive, 143.6 feet to a point; thence continuing in a westerly and northerly direction around a curve 39.27 feet to a point on the easterly margin of Selena Drive; thence in a northerly direction along the easterly margin of Selena Drive, 117.7 feet to the common corner of Lots Nos. 19 and 20; thence in an easterly direction along the line between Lots Nos. 19 and 20, 94.6 feet to the common corner of Lots Nos. 18, 19 and 20; thence in a southerly direction along the line between Lots 18 and 19, 109.1 feet to the northerly margin of Mashburn Drive, the point of beginning.

Being the same property conveyed to James E. Rowell and wife, Amy D. Rowell, by deed from Betty J. Gilliam and husband, Ronald L. Gilliam, of record in Book 7801, page 898, Register's Office of Davidson County, Tennessee; the said Amy D. Rowell having since died, being predeceased by James E. Rowell, and she having died intestate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,795.10

Subscribed and sworn to before me this the 28th *day of* February *19* 91

Kristin L. Simmons *Affiant*

My commission expires 3-17-1994

(Affix Seal) *Notary Public*

This is improved ( ) unimproved ( ) property, known as 2906 SELENA DRIVE, Nashville, TN 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 28th *day of* February *19* 91*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donnie Creighton Administratrix

Donnie Creighton, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Donnie Creighton, Administratrix of the estate of Amy Denise Rowell

the within named 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 Nashville *Tennessee, this* 28th *day of* February, *19* 91

Commission expires 4-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

BOOK 8302 PAGE 749

0616 03/04 0101 03CHECK 194.44

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

REGISTER'S OFFICE
DAVIDSON COUNTY TN.
FEB 27 1991
MAR 4 12 15 PM '91

IDENTIF. REFERENCE

9 9 5 9 9



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 750

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 56795.10
CON TX 187.44
PRFEE 1.00
WDEED 6.00
TOTAL 194.44
CHECK 194.44

03/04/91 01 12:17 0001 0616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96599

IDENTIF. TREFERENCE

MAR 4 12 15 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 401449