Bot 27-87

[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Strauss Sparks, Jr. and		
[Gladys Hasselbeck	Sovran Mortgage Company	Map and Parcel
[1914 Ninth Avenue, North	ATTN: Tax Department	
[Nashville, TN 37208		081-08-0 037.00
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, **Eddie Simmons**, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Strauss Sparks, Jr., and Gladys Hasselbeck, unmarried**, (the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, described as follows:

Being the south 12 feet of Lot No. 605 and the North 32 feet of Lot No. 603 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 44 feet on the east side of Ninth Avenue, North and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Eddie Simmons by Quitclaim Deed from Margaret Hardison * of record in Book 7630, Page 275, said Register's Office. EA

*by and through her conservator, Sharon Blair

This is improved property commonly known as 1912 Ninth Avenue, North, Nashville, TN 37208.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (a) The Plan of record in Book 21, Page 105, and all matters therein; (b) ~~Deed of Trust of record in Book 7642, Page 974, said Register's Office; (c) Modification in Book 7911, Page 6, said Register's Office; (d) Deed of Trust of record in Book 7918, Page 128, said Register's Office~~ (e) Property Tax Lien for 1990, said taxes being paid by the Grantor, and prorated bewteen the parties. EA

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $26,000.00.

Gladys Hasselbeck
Affiant

Subscribed and sworn before me this 15th day of April, 1991.

Notary Public
My Commission Expires: 7-23-94

4956 04/16 0101 03CHECK 92.80

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of April, 1991.

Eddie Simmons

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 Eddie Simmons, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

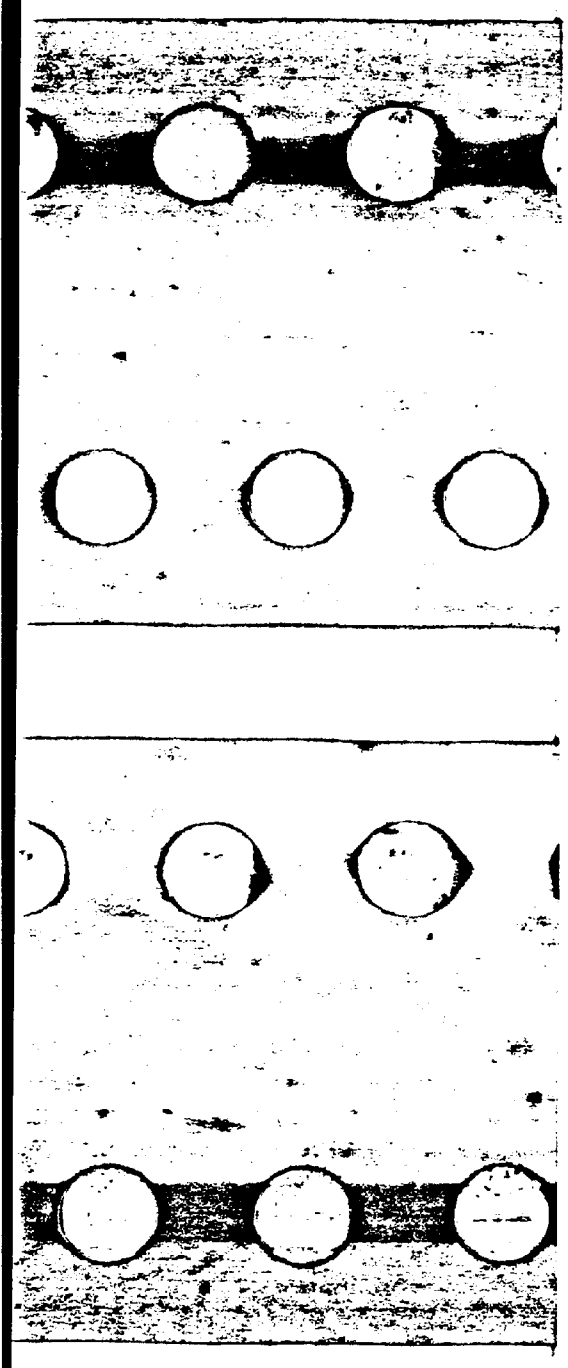
Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1991.

Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE TENNESSEE

IDENTIF. REFERENCE 06707

APR 16 3 25 AM '91
FELIX [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8330 PAGE 555

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 26000.00
CON TX 85.80
PRFEE 1.00
WDEED 6.00
TOTAL 92.80
CHECK 92.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/91 01 08:26 0001 4959

06707.

IDENTIF. REFERENCE

APR 16 8 25 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 413013