BOOK 8342 PAGE 670

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30753)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $98,000.00

Carol Simonovich
Affiant

Sworn and subscribed before me this 29th day of April, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Robert L. Carroll
3408 Springbrook Drive
Nashville, TN 37204

MORTGAGEE:
Fairfield Financial Associates of Tennessee
50 Century Boulevard, Suite 450
Nashville, Tennessee 37214

MAP-PARCEL NUMBERS
118-10=130
16DA 14205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynn S. Simons, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert L. Carroll and spouse, Carol Simonovich,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 71 on the plan of Pleasant Valley, of record in Book 1424, page 63, Register's Office for said County.

SAID Lot No. 71 fronts 178.48 feet on the southeasterly margin of Springbrook Drive (a.k.a. Pleasant Valley Drive) and extends back 158.7 feet on the southerly line and 158.3 feet on the easterly line to a point in the rear.

BEING the same property conveyed to Lynn S. Simons, a single person, by deed from Elliott Brown Bannister and wife, Debbie Bannister of record in Book 6218, page 901, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

11051

IDENTIF. REFERENCE

MAY 1 4 01 PM '91

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

9213 05/01 0101 03CHECK 330.40

This is improved property, known as: 3408 Springbrook Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 1991.

Lynn S. Simons

State of Tennessee
County of Davidson

On this 29th day of April, 1991, before me the undersigned authority, personally appeared Lynn S. Simons, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	98000.00
CON TX	323.40
PRFEE	1.00
WDEED	6.00
TOTAL	330.40
CHECK	330.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02 0001 8278

11051

IDENTIF. T REFERENCE

MAY 1 4 01 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 417935