BOOK 8400 PAGE 250

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF JULY, 19 91

Notary Public

MY COMMISSION EXPIRES 7/23/94
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNERS, AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Christopher Shane Claud and Mindy Leigh Baldwin (NAME)	Commercial Federal Mortgage Corp. (NAME)	15DZ-36440
1601 Riverwood Drive (ADDRESS)	2120 72nd Street (ADDRESS)	Map 62-13
Nashville, Tn 37216 (CITY) (STATE) (ZIP)	Omaha, Nebraska 68124 (CITY) (STATE) (ZIP)	Parcel 72

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, JIM SIMMONS CO., INC., formerly Simmons Commerce, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER SHANE CLAUD AND MINDY LEIGH BALDWIN, joint tenants with full right of survivorship

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, being Lot No. 1 on the Map of George I. Waddey's Subdivision of W. N. Morgan 18.25 acre tract and recorded in Book 843, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Simmons Commerce which is the same as Simmons Commerce, Inc. by Warranty Deed from First American National Bank of record in Book 8333, Page 545, Register's Office for Davidson County, Tennessee. By Articles of Merger of record in Book 8365, Page 14, Register's Office for Davidson County, Tennessee, Simmons Commerce, Inc. and Jim Simmons Co., Inc. were merged into a single corporation, the name of the surviving corporation being Jim Simmons Co., Inc.

3165.3.

IDENTIFICATION REFERENCE

JUL 18 9 56 AM '91

2643 07/18 0101 03CHECK 116.15

unimproved ( )
This is improved (X) property, known as 1601 Riverwood Drive, Nashville, TN 37216
(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 my hand this 16th day of JULY in 91

JIM SIMMONS CO., INC.
by:

James D. Simmons, Jr., President

BOOK 8400 PAGE 251

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, 19_____.

Commission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared James D. Simmons, Jr. ~~XXX~~ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President ~~XXX~~ ~~XXXXXXX~~ of the Jim Simmons Co., Inc. the within named bargainor, and corporation, and that he as such President ~~XXX~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James D. Simmons, Jr. as such President ~~XXXXXXXXXXXXXXXXXXXX~~ and ~~XXXXXXXX~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of JULY 19 91.

My commission expires 7-23-94

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
JIM SIMMONS CO., INC.

TO:
CHRISTOPHER SHANE CLAUD
AND
MINDAY LEIGHT BALDWIN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 252

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 29500.00
CON TX 109.15
PRFEE 1.00
WDEED 6.00
TOTAL 116.15
CHECK 116.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/18/91 01 09:58 0001 2643

3 1 6 5 3.

IDENTIFICATION REFERENCE

JUL 18 9 56 AM '91

FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 441642