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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 $106,500.00.

George E. Sims
Affiant

Subscribed and sworn to before me this 14th day of August, 1991.

Notary Public

My Commission Expires:

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
GEORGE E. SIMS and wife, ELLEN SIMS 1911 Cedar Lane Nashville, Tennessee 37212	Same	MAP 117-04 PARCEL 311 16DA 00645

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($106,500.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **DAVID C. CASSEL and wife, SUZANNE CASSEL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GEORGE E. SIMS and wife, ELLEN SIMS,** 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 part of Lot No. 1 on the Plan of the A.B. Montgomery Lands, of record in Plan Book 1, page 22, of the Chancery Court at Nashville, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Ellenway, or Cedar Lane, 76.0 feet east of the southeast intersection of said land and Hazelwood Avenue, the northwest corner of that part of Lot No. 1 conveyed to W. J. Flynn and wife, by deed of record in Book 1079, page 555, Register's Office for said County; thence southerly with Flynn's westerly line, 160.0 feet to a point in the northerly margin of a 15-foot alley; thence westerly with the northerly margin of said alley, 88 1/2 feet to a point in the easterly margin of Hazelwood Avenue; thence northerly with the easterly margin of Hazelwood Avenue, 160.0 feet, more or less, to a point in the southerly margin of said lane, the southeast corner of said lane and Hazelwood Avenue; thence eastwardly with the southern margin of said lane, 76.0 feet to the point of beginning.

BEING the same property conveyed to David C. Cassell and wife, Suzanne Cassell, by deed from Sigurd E. Lee and wife, Kim J. Lee, of record in Book 6858, page 464, Register's Office for Davidson County, Tennessee. David C. CASSEL and Suzanne CASSEL are one and the same people as David C. CASSELL and Suzanne CASSELL.
This is improved property known as 1911 Cedar Lane, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been

prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the Plan of the A.B. Montgomery Lands, of record in Book 1, page 22, Chancery Court at Nashville, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of August, 1991.

DAVID C. CASSEL

SUZANNE CASSEL

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 DAVID C. CASSEL and wife, SUZANNE CASSEL 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 this 16th day of August, 1991.

Notary Public

My Commission Expires:

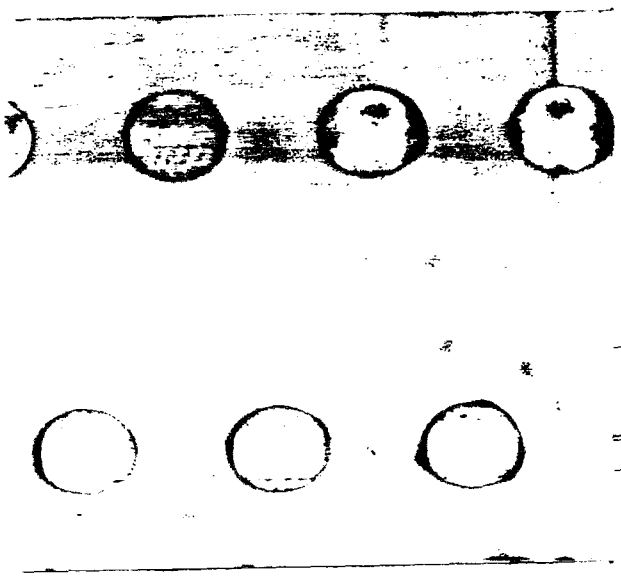
STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

40193

IDENTIFICATION REFERENCE

Aug 20 9 54 AM '91

4893 08/20 0101 03CHECK 401.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

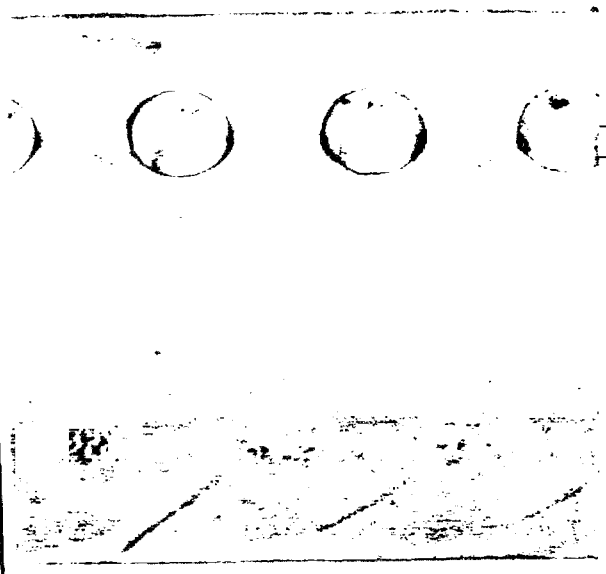
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 106500.00
CON TX 394.05
PRFEE 1.00
WDEED 6.00
TOTAL 401.05
CHECK 401.05

08/20/91 01 09:55 0001 4893



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40193

IDENTIFICATION REFERENCE

Aug 20 9 54 AM '91

No. 451418