#10

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST 1991

Notary Public

MY COMMISSION EXPIRES: 10-17-94

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Karen K. Simms (NAME)	same / none (NAME)	11D 76765
1218 Argle Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	051-12-0
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	063.00

FOR AND IN 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, Archie D. Carden and wife, Patricia S. Carden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen K. Simms

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 50 on the Map of Morningside Heights, Section 1, of record in Book 1130, page 76, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Argle Avenue at the corner of Lots No. 50 and 51; thence with the line between said lots easterly 150 feet to a point; thence south 16° west 78.3 feet to the north margin of Berkley Drive; thence with the margin of the same, westerly 120 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northwesterly direction 46.94 feet to a concrete monument in east margin of Argle Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same property conveyed to Archie D. Carden and wife, Patricia S. Carden by deed from Patricia Spicer Carden, Trustee, with full power to convey, encumber, mortgage, or otherwise deal with said property without the joinder of any beneficiary, of record in Book 7526, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

4858 2 SEP 20 1 26 PM '91

TENNESSEE TRANSFER CO. INC.

This is unimproved ( ) improved ( ) property, known as 1218 Argle Avenue (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (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 our hands this 7th day of August, 1991

Archie D. Carden

Patricia Spicer Carden

MORTGAGE TAX PAID $221.23

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public of said county, Archie D. Carden and wife, Patricia S. Carden

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 7th day of AUGUST, 1991

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
10-17-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

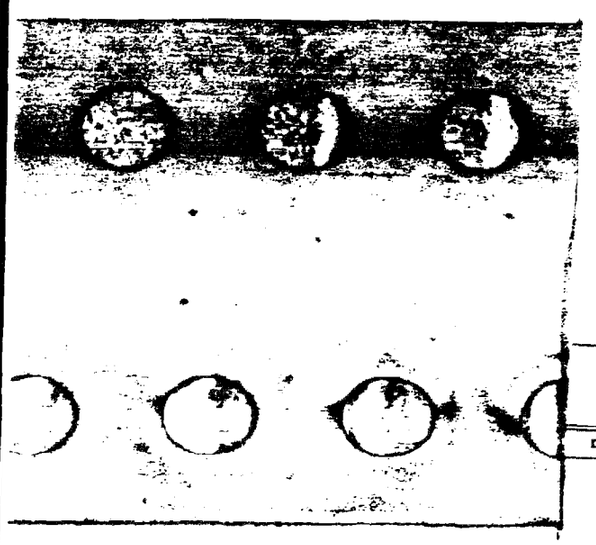
Archie D. Carden and wife,

Patricia S. Carden

TO

Karen K. Simms

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027



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

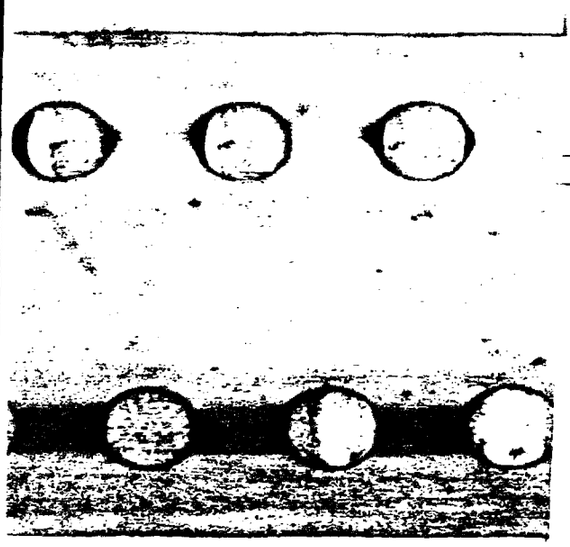
RECEIVED OF _____

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 57900.00
CON TX 214.23
PRFEE 1.00
WDEED 6.00
TOTAL 221.23
CHECK 221.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/20/91 01 13:28 0001 2805

48582

SEP 20 1 26 PM '91

No. 461018