ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Russell Sims Annette Sims 1417 Tradewinds Crt Nashville, TN 37214	BarclaysAmerican P.O. Box 31728 Charlotte, NC 28231	Map 108-16 Parcel 116

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 501, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, B. Chappel Fisher and Lee M. Greenwood, both unmarried, as Joint Tenants with the right of survivorship, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Russell Sims and wife, Annette Sims, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows; to wit:

Being Lot Number 46 on the Plan of Final Plat, Section 2 & 4 Revision of Lots 39 of Section 2 & 45, 46, 47, 48 of Section 4, Lakeview Hills Subdivision, of record in Plat Book 6200, at page 131, Register's Office for Davidson County, Tennessee, to which reference is hreby made for a more complete description.

Being the same property conveyed to B. Chappel Fisher and Lee M. Greenwood, both unmarried, as Joint Tenants with the right of survivorship by Warranty Deed from Griffin Contractors, Inc., of record in Book 7852, page 405, said Register's Office for Davidson County, Tennesssee.

This is improved property commonly known as 1417 Tradewinds Court, Nashville, Tennessee 37214.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record, and except for a certain Deed of trust for the benefit of BarclaysAmerican/Mortgage Corporation recorded in Book 7852, page 409, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein.

Subject to any and all existing restrictions and easements of record.

In the event the Grantees herein fail to remit to the Mortgagee any monthly payments within 45 days of the due date of said payment upon the delivery and acceptance of this instrument by the Grantees, they agree to immediately convey to Lee M. Greenwood, by General Warranty Deed, title to the subject parcel of real property. Further the Grantees agree, in the event by said default to use their best efforts to assist Lee M. Greenwood in assuming the existing first mortgage on the property. In no event shall

Grantees obligations hereunder continue in excess of five (5) years from the date of the Waranty Deed.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $76812.51.
[
[Affiant
[Subscribed and sworn to before me this
[1st day of October, 1991.
[
[
[Notary Public
[My Commission Expires: March 26, 1994
[

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's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth hereinabove.

And Grantors do further covenant and bind themselves, their 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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of October, 1991.

B. Chappel Fisher

Lee M. Greenwood
By: Debbie Doebler,
Attorney-in-Fact

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 B. Chappel Fisher, the bargainor, with whom I am personally acquainted (or 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 1st day of October, 1991.

Notary Public

My Commission Expires: March 26 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Debbie Doebler, to me known to be the person who executed the foregoing instrument in behalf of Lee M. Greenwood acknowledged that she executed the same as the free act and deed of said Lee M. Greenwood.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of October, 1991.

Notary Public

My Commission Expires: March 26, 1994

0562 10/04 0101 03CHECK 294.16

5.23877

IDENTIFICATION REFERENCE

OCT 4 3 20 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8458 PAGE 651

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 76812.51
CON TX 284.16
PRFEE 1.00
WDEED 9.00
TOTAL 294.16
CHECK 294.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/91 01 15:22 0001 0562

5.2387.

IDENTIFI REFERENCE

OCT 4 3 20 PM '91

No. 465364