This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8594 PAGE 482

ADDRESS NEW OWNER:
Daniel O. Cline
1417 Tradewinds Court
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Blvd., Bldg. 8
Charlotte, NC 28217

MAP AND PARCEL:
MAP 108-16
PARCEL 116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Annette Sims, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Daniel O. Cline, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 46 on the Plan of final Plat, Section 2 & 4, Revision of Lots 29 of Section 2 & 45, 46, 47, 48, of Section 4, Lakeview Hills Subdivision, of record in Plat Book 6200, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Annette Sims, by Quitclaim Deed from Russell Sims of record in Book 8475, Page 821, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by BarclaysAmerican of record in Book 7852, Page 409, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines of record in Plat Book 6200, Page 131, and restrictive covenants of record in said Register's Office.

Russell Sims joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel O. Cline, unmarried, his heirs and assigns, forever; and we, Annette Sims and husband, Russell Sims, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of March, 1992.

Annette Sims

Russell Sims

STATE OF New Jersey)
COUNTY OF New Jersey)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Annette Sims, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Old Bridge, New Jersey, this the 31st day of March, 1992.

ADELE VASS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 8, 1992

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Russell Sims 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 the 2nd day of April 1992.

NOTARY PUBLIC

My commission expires: 5/22/93

7672 04/06 0101 03CHECK 295.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,029.06 ~~78,065.63~~

AFFIANT

Subscribed and sworn to before me this 2nd day of April, 1992.

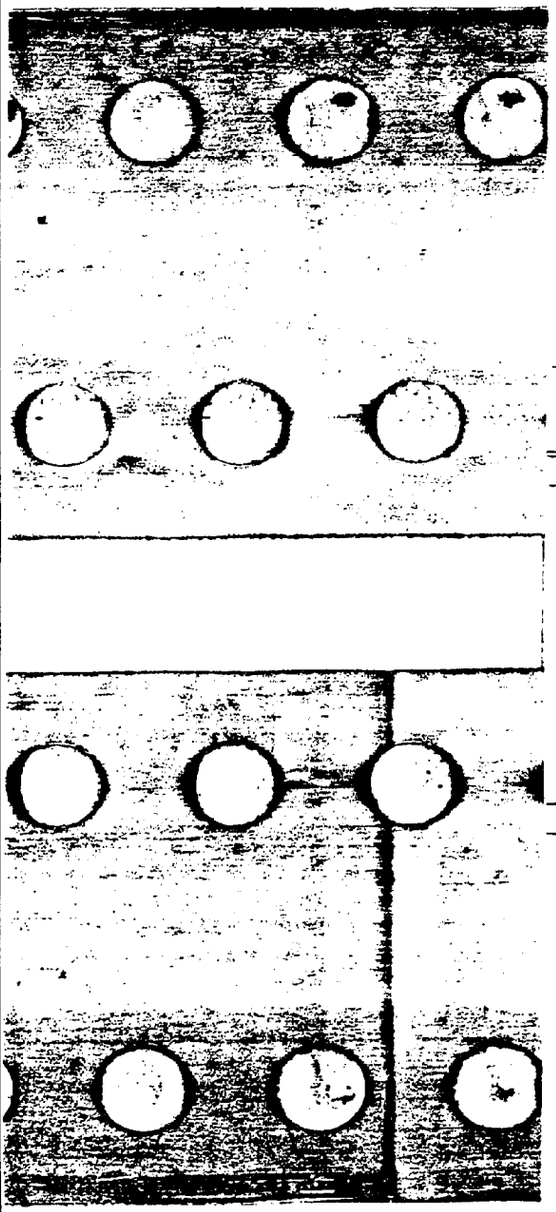
NOTARY PUBLIC
My Commission Expires: 5/22/93

99208

IDENTIFICATION REFERENCE

APR 6 12 12 PM '92

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8594 PAGE 484

FOR _____

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	78029.06
CON TX	288.60
PRFEE	1.00
WDEED	6.00
TOTAL	295.60
CHECK	295.60

04/06/92 01 12:11 0001 7672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.2.0.8.

IDENTIFICATION REFERENCE

APR 6 12 12 PM 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 518561