Box 1

BOOK 8693 PAGE 757 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Robert Warren Simms, Jr. (NAME)	Troy & Nichols, Inc. (NAME)	133-05-0
505 Veritas Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	49.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Monore, LA 71211 (CITY) (STATE) (ZIP)	06DA 38251

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, Estate of Rubye Puckett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Warren Simms, Jr. and wife, ~~Felicia A. 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, described according to a survey by T. R. Sanford Surveyor, dated January 26, 1955, and described as follows:

Beginning at an iron pin in the southerly margin of Veritas Street 75 feet west of the Southwest corner of Veritas Street and Keystone Avenue, thence in a westerly direction 75 feet along the southerly margin of Veritas Street to an iron pin; thence at right angles and in a southerly direction 157 feet along the margin of an unopen alley to an iron pin; thence at right angles in an easterly direction 75 feet to an iron pin; thence at right angles in a northerly direction 157.5 feet to the point of beginning.

Being the same property conveyed to James Monroe Puckett and wife, Rubye Puckett by deed of record in Book 2341, Page 293, Register's Office for Davidson County, Tennessee. James Monroe Puckett predeceased Rubye Puckett. The Executrix of the Estate of Rubye Puckett exexutes the conveyance pursuant to Will Book 166, Page 750, Register's Office for Davidson County, Tennessee.

The conveyance is subject to all restrictions, conditions and easements of record.

34006 IDENTIF. REFERENCE Aug 4 3 00 PM '92 REGISTER'S OFFICE DAVIDSON COUNTY TN.

7535 08/04 0101 03CHECK 190.30

This is improved (XX) unimproved ( ) property, known as 505 Veritas Street, Nashville, TN 37211
(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 31st day of July, 19 92

Estate of Rubye Puckett
By: Deborah Y. Solomon
Deborah Y. Solomon, Executrix

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STATE OF TENNESSEE
~~XXXXXXX~~ County
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Rubye Puckett

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 Nashville, Tennessee, this 31st day of July, 19 92.

Commission Expires 10-9-95

_____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Estate of Rubye Puckett

TO
Robert Warren Simms, Jr. and wife, Felicia A. Simms

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

08/04/92 01 15:01 0001 7535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34006

IDENTIF. REFERENCE

AUG 4 2 00 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557356