Bdl 37 L

BOOK 8705 PAGE 363

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Irby Clifford Simpkins, Jr. and wife Peaches Gunter Simpkins 4411 Truxton Place Nashville, TN 37205	116-14-134	Same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Cornelius A. Craig, II (a/k/a C. A. Craig, II), (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Irby Clifford Simpkins, Jr. and wife, Peaches Gunter Simpkins (the "Grantees"), Grantees' heir and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Davis Estates, Section One, as of record in Book 3600, pages 25 and 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornelius A. Craig, II (a/k/a C. A. Craig, II) by deed from Paul M. Davis, Jr. and Peter Davis, of record in Book 3710, page 553, and by deed from Virginia T. Craig of record in Book 8142, page 822, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants contained in instrument of record in Book 3670, page 510, as corrected in Book 3673, page 343, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of Davis Estates, Section One, of record in Book 3600, pages 25 and 26, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4411 Truxton Place, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me this 12th day of August 1992.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/96

LORETTA B. LANE NOTARY PUBLIC SUMNER COUNTY

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

Deborah Wallace Craig, wife of Cornelius A. Craig, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights she may have in the Property and conveying all of her right, title and interests therein unto the Grantees.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of August, 1992.

Cornelius A. Craig by Michel G. Kaplan a/i/f

CORNELIUS A. CRAIG, II, by Michel G. Kaplan, Attorney-In-Fact

Deborah Wallace Craig by Michel G. Kaplan a/i/f

DEBORAH WALLACE CRAIG By Michel G. Kaplan, Attorney-In-Fact

STATE OF TENNESSEE

1570 08/18 0101 03CHECK 3246.50

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Michel G. Kaplan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of CORNELIUS A. CRAIG, II (a/k/a C. A. Craig, II), and wife, DEBORAH WALLACE CRAIG, and who is authorized by CORNELIUS A. CRAIG, II and wife, DEBORAH WALLACE CRAIG, to execute this instrument on behalf of CORNELIUS A. CRAIG, II AND DEBORAH WALLACE CRAIG.

WITNESS my hand, at office, this 17th day of August, 1992.

Loretta B. Lane
Notary Public

My Commission Expires: 5/25/94

NOTARY PUBLIC DAVIDSON COUNTY

wp:lblcacwd

37601.

IDENTIFICATION REFERENCE

AUG 18 2 45 PM '92

W. A. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

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
875000.00
CON TX 3237.50
PRFEE 1.00
WDEED 8.00
TOTAL 3246.50
CHECK 3246.50

08/18/92 01 14:47 0001 1570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37601

IDENTIFT REFERENCE

AUG 18 2 45 PM '92

FELIX Z. WILSON II REG
DAVIDSON COUNTY, TN

No. 561331