BOOK 8741 PAGE 941

BOX 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF September, 19 92

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #30465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois Allen Simpson (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 69-16
1806 Ashton Avenue (ADDRESS)	12700 Fair Lakes Circle-Ste 400 (ADDRESS)	PARCEL 13
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	13DA 62490

FOR AND 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, Kitty Simpkins and Jimmie Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lois Allen Simpson and wife, Mildred M. Simpson

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 the easterly 80' front and 70' rear of Lot No. 20 on the Map of Ashton's Subdivision of L.N. Lewis Farm.

Said Part of Lot 20 fronts 80' along the southerly side of Ashton Avenue and extends back 107' along the easterly line and 103.8' along the westerly line to a rear line measuring 70' thereon.

Being the same property conveyed to James L. Simpkins and wife Louise Simpkins by deed from Oscar B. Spann and wife Kate Spann of record in Book 1491, Page 111, Register's Office for Davidson County, Tennessee. The said James L. Simpkins and wife Louise Simpkins having since died intestate leaving Kitty Simpkins and Jimmie Sanders as sole heirs.

4995.0

IDENTIFICATION REFERENCE

SEP 30 9 06 AM '92

[illegible] L. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1806 Ashton Avenue, Nashville, TN 37218
(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 our hands this 18th day of September, 19 92

Kitty Simpkins

Jimmie Sanders

DCTN01W 12/88
First Data Systems, Inc.
800-626-5427

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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 Kitty Simpkins and Jimmie Sanders

the 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 19 94.

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

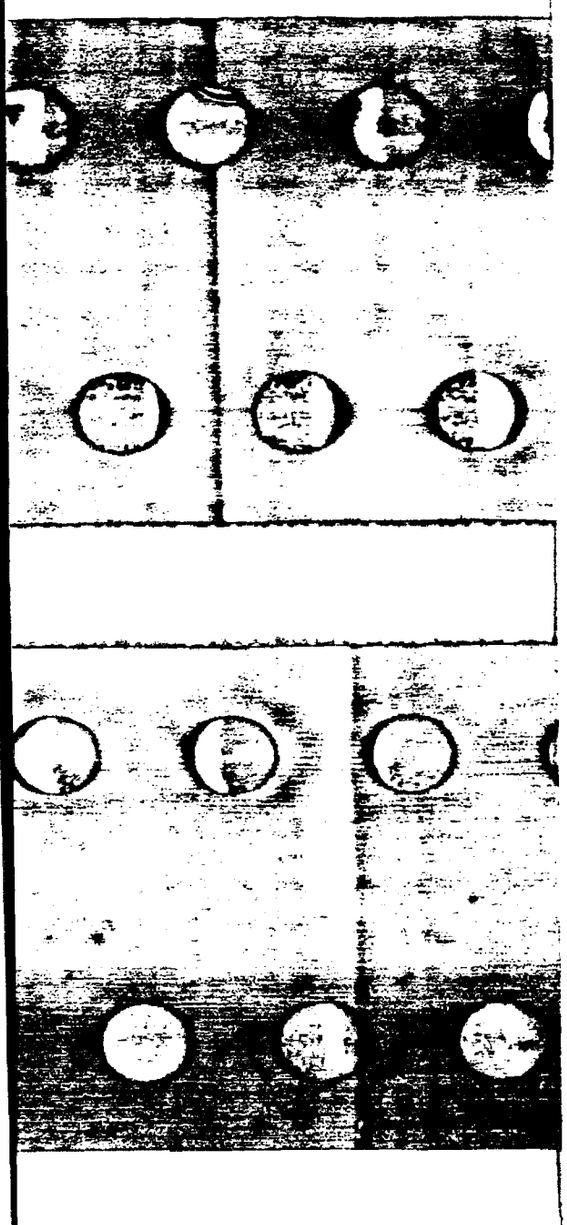
WARRANTY DEED

FROM
Kitty Simpkins and Jimmie Sanders

TO
Lois Allen Simpson and wife, Mildred M. Simpson

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #30465

1323 09/30 0101 03CHECK 149.50



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	38000-00
			CON TX	140-60
			PRFEE	1-00
			MDEED	8-00
			TOTAL	149-60
			CHECK	149-60
09/30/92	01		09:06 0001	1323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4995.0

IDENTIFICATION REFERENCE

SEP 30 9 06 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 574907