Box 17

BOOK 8814 PAGE 418

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Titus Bradley	Same	Map 82-16
817 Fatherland Street		Parcel 191
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Paul B. Simms and wife, Virginia L. Simms

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Titus Bradley and wife, Susie M. Bradley

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 82 on the Map of Barrows Addition to Edgefield, now East Nashville, of record in Book 1, page 13, of the Chancery Court of Nashville.

Said Lot No. 82 fronts 50.0 feet on the north side of Fatherland Street and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Paul B. Simms and wife, Virginia L. Simms by deed from Toney Holmes and wife, Sandra M. Holmes of record in Book 8400, page 682, Register's Office for Davidson County, Tennessee.

This is improved property at 817 Fatherland Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 14th day of December, 1992.

Paul B. Simms
PAUL B. SIMMS

Virginia L. Simms
VIRGINIA L. SIMMS

7.3 9.2 7.

IDENTIFICATION

DEC 15 2 43 PM '92

CLIFF Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul B. Simms and Virginia L. Simms, the within named bargainors, 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 14th day of December, 1992.

My Commission Expires:

7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $45,000.00.

AFFIANT

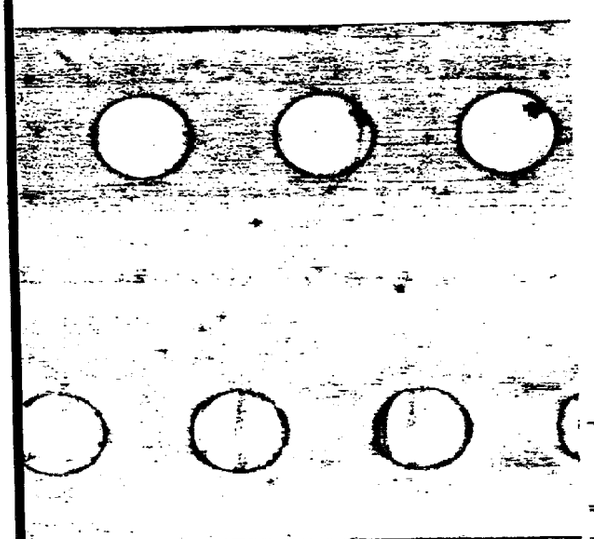
Subscribed and sworn to before me this 14th day of December, 1992.

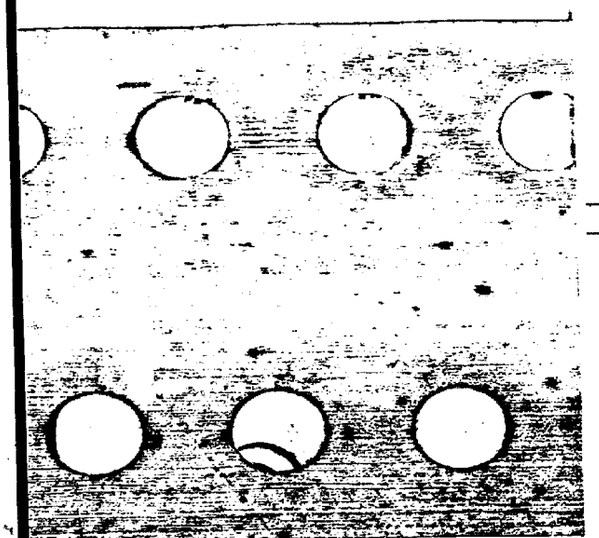
My Commission Expires:

7-24-93

NOTARY PUBLIC

1971 12/15 0101 03CHECK 175.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8814 PAGE 420

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
12/15/92		01		14:42 0001 1971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 9.2 7.

IDENTIFICATION REFERENCE

DEC 15 2 43 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601160