FILE PK 24

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

ADDRESS NEW OWNER:
Yvonne B. Nagy
2537 Timwood Drive
Nashville, TN 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
Owner-same

MAP AND PARCEL:
MAP 73-3
PARCEL 44
03dz 49552

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David P. Simms and wife, Shirley Simms, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Yvonne B. Nagy, a married person 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:

BEING Lot 42, Section One, Sutherland Heights, as of record in Book 2663, Page 18, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David P. Simms and wife, Shirely Simms , by deed from Allen Jordan and wife, Juanita Jordan of record in Book 5288, Page 709, Register's Office for Davidson County, Tennessee.

Shirley Simms and Shirely Simms is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback line, utility anchor easement & public utility easement of record in Book 2663, Page 18, said Register's Office.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage easement of record in Book 7586, Page 443, said Register's Office.

This is improved property known as 2537 Timwood Drive, 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 Yvonne B. Nagy, a married person their heirs and assigns, forever; and we, David P. Simms and wife, Shirley Simms 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

8 6 2 7 2

IDENTIFICATION REFERENCE

JAN 26 4 07 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Witness our hands this the 22nd day of January, 1993.

David P. Simms

Shirley Simms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David P. Simms and wife, Shirley Simms the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of January, 1993.

Denise Seagraves
NOTARY PUBLIC

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF Davidson)

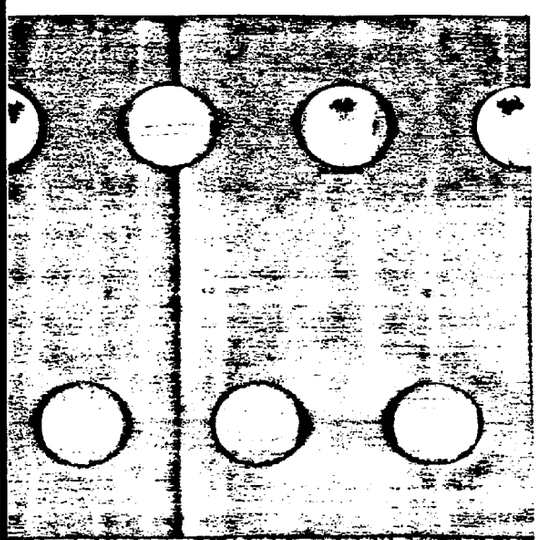
The actual value or consideration, whichever is greater, for this transfer is $ 92,500.00.

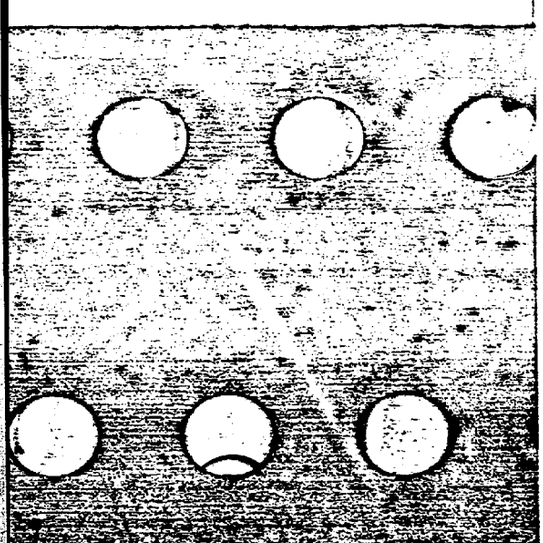
Yvonne B Nagy
AFFIANT

Subscribed and sworn to before me this 22nd day of January, 1993.

Denise Seagraves
NOTARY PUBLIC
My Commission Expires: 3-26-94

9900 01/26 0101 03CHECK 351.25





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

RECEIVED OF _____

FOR _____

BOOK 8849 PAGE 3

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 92500.00
				CON TX 342.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 351.25
				CHECK 351.25
01/26/93	01			16:06 0001 9900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 2 7 2

IDENTIFT REFERENCE

JAN 26 4 07 PM 93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614610