Prepared by: John G. Doak, Sr., Attorney, 2525 Lebanon Road., Nashville, Tn., 37214, (615) 889-1112
From unverified information (ie. without a title search) furnished by Buyers and Sellers

WARRANTY DEED

****

FROM: Kimberly A. Watson Eden
et vir, Robert D. Eden,

TO: Carole C. Simons &
Stephen L. Simons

****

New Owners & Address	Address Tax Bills to	Map and Parcel #'s
Carole C. Simons & Stephen L. Simons 305 Strombury Court, Hermitage, Tn., 37076	Union Planters Nat. Bank P.O. Box 3137 Memphis, Tn., 38173-0137	86-8-87 4D-92565

****

9 3 3 9 2

IDENTIFIT REFERENCE

FEB 18 11 02 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $105,500.00

Carole C. Simons
Affiant

Sworn to and subscribed before me this 15th day of February 1993

Notary Public

Com'n Expires 2-7-1993

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

****

FOR AND IN CONSIDERATION of the sum of Seven Thousand Six Hundred Sixty-Four and Ten One Hundredths ($7,664.10) Dollars, cash paid by Grantee, Carole C. Simons, and her assumption of and agreement to pay, when and as due, the indebtedness represented by the existing deed of trust note secured by an "adjustable rate" deed of trust of record in Book 7669 Page 764 Registers Office for Davidson County, Tennessee, Grantor/s have this day bargained and sold, and do hereby transfer and convey unto Grantees: Carole C. Simons and Stephen L. Simons, as Joint Tenants, "With Right of Survivorship" and their assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 390 on the plan of Camden Woods, Phase I, as of record in Book 6900, page 697 & 698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description

BEING the same property conveyed to Paul D. Watson and wife Kimberly A. Watson, by deed from Phillips Builders Inc., of record in Book 7669, page 761, Register's Office for Davidson County, Tennessee, and being the same real property conveyed to Kimberly A. Watson, (now Kimberly A. Watson Eden who is the wife of Robert D. Eden who joins in this deed) by quitclaim deed (mandated by a divorce decree) from Paul D. Watson, as of record in Book 8358, page 378, Register's Office for Davidson County, Tennessee

This is improved (X) property, known as:

305	Strombury Court	Hermitage	Tn..,	37076
Number	Street	City or Town	State	Zip Code

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantees, Carole C. Simons and Stephen L. Simons, as Joint Tenants, "With Right of Survivorship", and their assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except for the

following: (1) Deed of Trust Book 7669, Page 764, Registers Office For Davidson Co., Tn., which Deed of Trust, Grantee, Carole C. Simons hereby "assumes and agrees to pay when and as due"; and which Grantee, Stephen L. Simons, hereby "takes subject to", and "does not assume". (2) Matters, unknown to Grantors, but which might be disclosed by an accurate survey and physical inspection of the premises, (3) restrictive covenants (including any assessments, charges, and liens) as of record in Book 7620, page 561, as amended in Book 7657, page 580, (4) By-Laws of record in Book 7620, Page 583, (5) any matters shown on the Plan of record in Book 5200, Page 334, (6) Sanitary sewer and/or storm drainage easement of record in Book 7630 page 534, said Register's Office; and, (7) any other matters of record. Grantors further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, survivors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we, the said Grantors, for purposes of making said conveyance, and making the disclosures and expressed warranties; and the Grantee, Carole C. Simons , for the purpose of assuming the indebtedness secured by said Deed of Trust, hereunto set our hands this the 15th day of February, 1993

Kimberly A. Watson Eden by Jim S. Milani Attorney in Fact — Carole C. Simons

Kimberly A. Watson Eden

Robert D. Eden by Jim S Milani Attorney in Fact

Robert D. Eden

State of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantor/s, Kimberly A. Watson Eden and husband Robert D. Eden, by Jim S. Milani, as their "Attorney in Fact", with whom I am personally acquainted or who satisfactorily identified himself to me, and did acknowledge that he, being so authorized to do by the "Limited Durable Power of Attorney for Sale of Real Estate" being recorded simultaneously herewith, executed the within instrument, as their "Attorney in Fact", for the purposes therein contained.

Witness my hand and seal at Davidson County, Tennessee this 15th day of February, 1993

Jack G. Dean

Notary Public

My Commission Expires: 27 March 1993

JACK G. DEAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County Of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantee, Carole C. Simons, with whom I am personally acquainted or who satisfactorily identified herself to me, and did acknowledge that she executed the within instrument for the purpose of assuming the existing first mortgage indebtedness.

Witness my hand and seal at Davidson County, Tennessee this 15th day of February, 1993

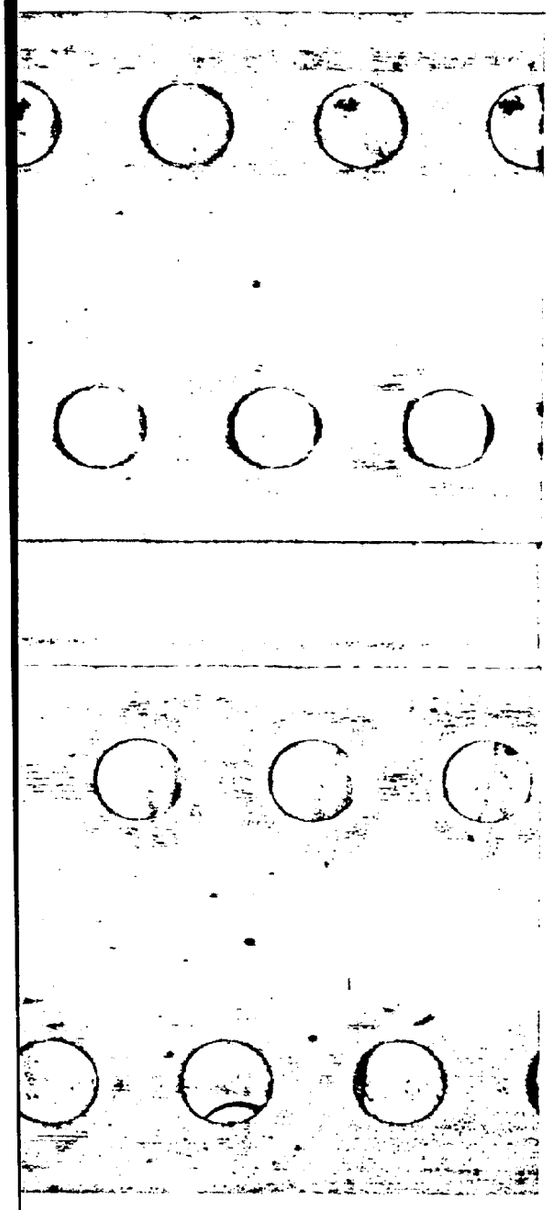
Jack G. Dean

Notary Public

My Commission Expires: 27 March 1993

JACK G. DEAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4808 02/18 0101 03CHECK 399.35



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

RECEIVED OF _____

FOR _____

BOOK 8867 PAGE 969

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	
				105500.00
			CON TX	390.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	399.35
			CHECK	399.35
02/18/93	01		10:59 0001	4808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93392

IDENTIFICATION REFERENCE

FEB 18 11 01 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622441