BBS Doc. #94296, Rev. 2/16/93

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WS)
2700 First American Center
Nashville, Tennessee 37238

Box 18 (cmc)

GENERAL WARRANTY DEED

BOOK 8869 PAGE 432

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Suzanne Sims 401 Glenway Avenue Signal Mountain, TN 37377	Suzanne Sims 401 Glenway Avenue Signal Mountain, TN 37377	Map 104-8 Parcel 105 Davidson County, TN

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Wilson Sims and wife Linda Bell Sims ("Grantors") have bargained and sold, and by these presents transfer and convey unto Suzanne Sims ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

An undivided thirty percent (30%) interest and all remaining interest in and to the following land:

Being the southerly part of lot No. 3 and the northeasterly part of lot No. 4 on the Map of Mrs. P. J. Tinsley's Addition to Nashville, recorded in book 421, page 91, Register's Office for said County, and described according to a survey made by W. B. Southgate, Surveyor, April 23, 1925, as follows:

Beginning on the westerly margin of 21st Avenue South, formerly Hillsboro Pike, at a point 40 feet 5 inches northerly from the northwest corner of Carlton Avenue and 21st Avenue South, in the center of this lot and the lot immediately south, shown on the plan of the survey as the Theatre Entrance; thence northerly with the west margin of 21st Avenue South 17 feet 8-1/2 inches to the center of a wall between this lot and the lot immediately north; thence at a westerly direction 65 feet 3 inches with the center of said wall and continuing westerly and passing through the mouth of an 8 foot court, in all 73 feet 3 inches to a point in the eastern line of the line of Hillsboro theatre lot; thence at right angles southerly 17 feet 8-1/2 inches to the northwest corner of said theatre lot entrance; thence easterly with the center of said first mentioned wall 73 feet 3 inches to the beginning.

The source of this description is Deed Book 4417, page 429.

Being the same property conveyed to Grantors by deed dated May 12, 1970 from Thelma Williams of record Book 4417 page 429, said Register's Office, and to which Grantors have previously conveyed a total of seventy (70%) percent interest to Suzanne Sims by deeds of record in Book 845, page 707 dated September 30, 1991, and Book 8555, page 337 dated February 19, 1992.

This is improved property known as 1717 21st Avenue South, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

- None -

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 16 day of February 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wilson Sims

Linda Bell Sims

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Wilson Sims and Linda Bell Sims, 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, at office, this 16th day of February, 1993.

Notary Public

My Commission Expires:
July 24, 1993

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $16,500.00.

Wilson Sims

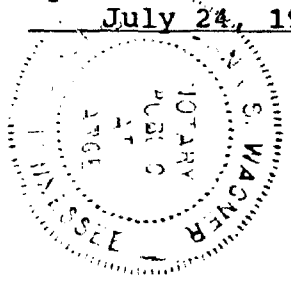
Wilson Sims

Sworn to and subscribed before me this 16th day of February, 1993.

Donald Wagner

Notary Public

My Commission Expires:
July 24, 1993



3441 02/19 0101 03CHECK 74.05

93994

IDENTIFICATION REFERENCE

Feb 19 2 54 PM '93

DAVIDSON COUNTY, TN

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 16500.00
				CON TX 61.05
				PRFEE 1.00
				WDEED 12.00
				TOTAL 74.05
				CHECK 74.05
			02/19/93 01	14:52 0001 5441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93994

IDENTIFICATION REFERENCE

FEB 19 2 54 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 223639