STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00.

Michael B. Criswell
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JUNE, 1993.

Diana M. Cathey
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.	
Vernon D. Criswell, etal	SAME AS NEW OWNERS	72-02-126	188 Collins

1018 Ben Allen Rd.
Nashville TN. 37216

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

I, HELEN PEACHER, as Executrix of the Estate of Ollie F. Sims, deceased, the "Grantor") have this day bargained and sold, and do hereby transfer and convey unto the said VERNON D. CRISWELL and MICHAEL B. CRISWELL, (the "Grantees"), their heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 and the westerly 25 feet of Lot No. 39 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the south side of Ben Allen Road or Jere Baxter Avenue, and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to William A. Sims and wife, Ollie F. Sims, by deed from John A. Wright and wife, Louise Wright, of record in Book 1472, page 235, Regsiter's Office, Davidson County Tennessee. The said Ollie F. Sims died November 10, 1992, predeceased by her husband William A. Sims.

This is unimproved property known as 1018 Ben Allen Road, Nashville, Tn

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever, she ovenants that she s lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein:

(1) 1993 State and County taxes, have been prorated between the parties and are to be paid in full by the Grantee.

She urther covenant and bind herself her successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their uccessors, heirs and assigns, against the lawful claims of all persons.

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

WITNESS our hand(s) on the 9th day of June, 1993.

Helen C. Peacher Executrix
HELEN PEACHER, as Executrix of the Estate of
Ollie F. Sims, deceased

28930

IDENTIFICATION REFERENCE

JUN 10 11 09 AM '93

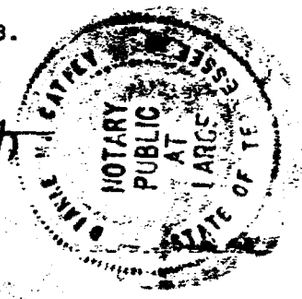
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the State and County aforesaid personally appeared, HELEN PEACHER, as Executrix of the Estate of Ollie F. Sims, deceased, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 9th day of June, 1993.

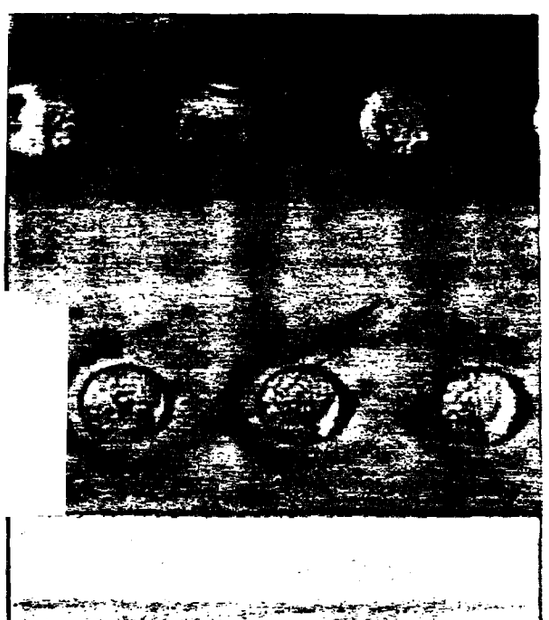
Dianne M. Cooley
NOTARY PUBLIC

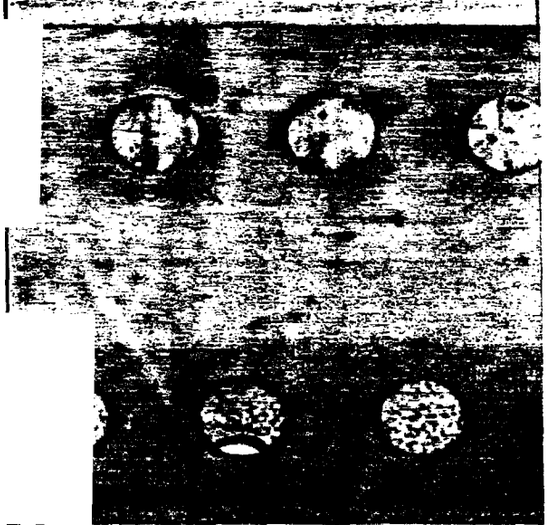


My Commission Expires: 4/21/96

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

6016 06/10 0101 CHECK 192.15





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

RECEIVED OF _____

FOR _____

BOOK 8977 PAGE 587

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 49500.00
				CON TX 183.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 192.15
				CHECK 192.15
06/10/93		01		11:09 0001 6016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28930

IDENTIFT REFERENCE

JUN 10 11 09 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 661319