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

GENERAL WARRANTY DEED BOOK 8979 PAGE 359

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Ted W. Davis, Jr. and wife Mary Lou Davis 1713 21st Avenue South Nashville, TN 37212	Same	Map 104-8 Parcel 103 FB 24W-2940 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, Linda Rickman Sims Baer, ("Grantor") has bargained and sold, and by these presents transfer and convey unto Ted W. Davis, Jr., and wife Mary Lou Davis ("Grantees"), their heirs [successors] and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A hereto.

The source of this description is the descriptions in deeds from Edward N. Simons and wife Frances Elliott Simons to Linda Rickman Sims of record in Book 5066, page 481, Register of Deeds Office, Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed dated September 6, 1976, Book 5066, page 481, Register of Deeds Office, Davidson County, Tennessee.

This is improved property known as 1713 21st Avenue South, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Deed of Trust to Wilson Sims, Trustee of record in Book 8979, page 363, Register's Office, Davidson County, Tennessee. Vendor's lien in the amount of $40,000 is hereby retained to additionally secure the unpaid balance of the purchase price as described in the said Deed of Trust.

2. Rights of parties in party walls on rear and side lines of premises.

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

Grantor further covenants and binds herself and her heirs and representatives [successors] to warrant and forever defend the title to said land to Grantees, their heirs [successors] 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 my hand this 1st day of June, 1993.

Linda Rickman Sims Baer
Linda Rickman Sims Baer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Linda Rickman Sims Baer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 1993.

Notary Public

My Commission Expires:
July 24, 1993

6578 06/11 0101 03CHECK 216.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $55,000.00.

Linda Rickman Sims Baer
Affiant

Sworn to and subscribed before me this 1st day of May, 1993.

Notary Public

My Commission Expires:
July 24, 1993

#202593

EXHIBIT A BOOK 8979 PAGE 361

[Description of Property]

Being the southerly 17.4 feet of the northerly 35.8 feet of the easterly 73 feet of Lot No. 3 on the Map of mrs. P. J. Tinsley's Addition to Nashville, as of record in Book 421, page 91, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 21st Avenue, South, formerly Hillsboro Pike; 18.4 feet south of the corner of Lots 2 and 3; thence westwardly and with the center line of a party wall 73 feet to the east wall of Hillsboro Theater; thence southwardly and parallel with 21st Avenue, South, 17.4 feet to the center line of another party wall; thence with center line of same, eastwardly 73 feet to the westerly margin of 21st Avenue, South; thence with same, northwardly 17.4 feet to the beginning.

Being the same property conveyed to Linda Rickman Sims by deed from Edward N. Simons and wife Frances Elliott Simons, of record in Book 5066, page 481, Register's Office, Davidson County, Tennessee.

This property is encumbered by rights of parties in party walls on rear and side lines of premises.

29447

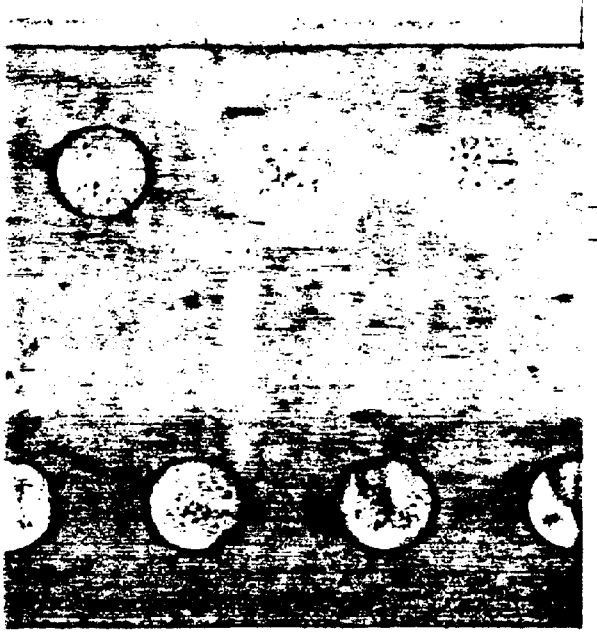
IDENTIFICATION REFERENCE

JUN 11 1 09 PM '93

DAVIDSON COUNTY, TN

• 3





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8979 PAGE 362

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 216.50
				CHECK 216.50
06/11/93	01		13:44 0001	6578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29447

IDENTIFICATION REFERENCE

JUN 11 1 44 PM '93

DAVIDSON COUNTY, TN

No. 661872