THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOYSO TC

ADDRESS NEW OWNER:

MELISSA ANN SIMPSON, UNMARRIED
1012 WESTCHESTER DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 42-09, PARCEL 65

BOOK 8981 PAGE 631

SEND TAX BILLS TO:

UNION PLANTERS NATIONAL BANK

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,200.00, THIS 11TH DAY OF JUNE, 1993.

Melissa Ann Simpson
AFFIANT

Subscribed and sworn to me, this the 11 day of June, 1993.

June E. Atkinson
Notary Public
My commission expires: 7/27/96

30237

IDENTIFICATION REFERENCE

JUN 15 10 41 AM '93

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WE, HUGH HOWELL ET UX, DEANA L. HOWELL, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said MELISSA ANN SIMPSON, unmarried, her successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1012 Westchester Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her successors, heirs and assigns forever, I covenant that I am 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 to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this the 11th day of June, 1993.

Hugh Howell

Deana L. Howell

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH HOWELL ET UX, DEANA L. HOWELL, the within named bargainors, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 11th day of June, 1993.

June E. Atkinson
notary public

My commission expires: 7/27/96

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Kemper Heights, of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 175 feet on the northeasterly side of Westchester Drive and runs back 224 feet on the southwesterly line and 291.4 feet on the northeasterly line to a broken line in the rear and measures 259.4 feet thereon.

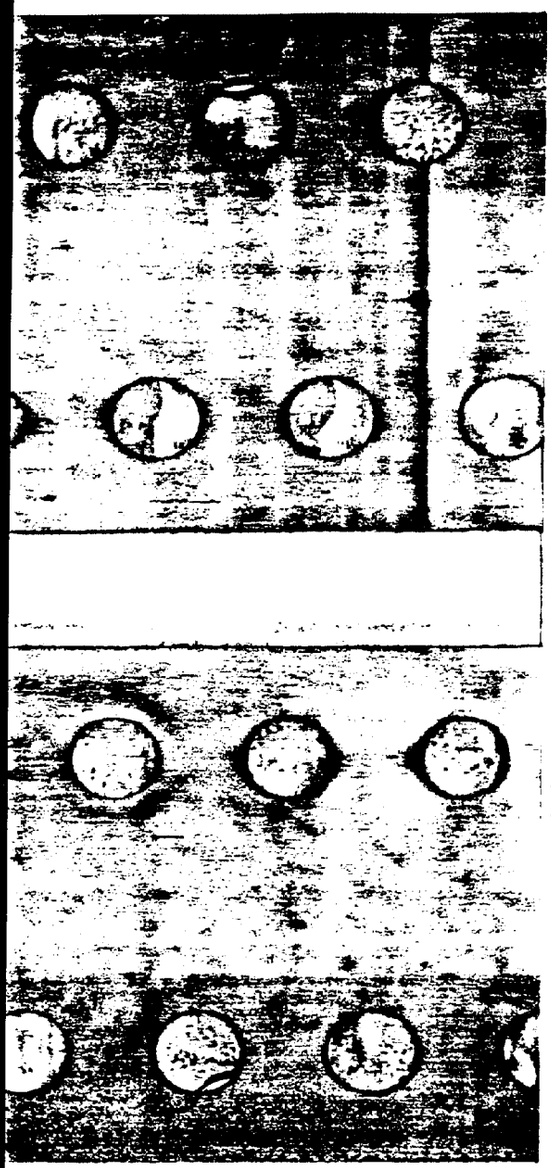
Being the same property conveyed to Hugh Howell et ux, Deana L. Howell, by Warranty Deed from Betty L. Bunch et vir, George F. Fielder, of record in Book 8144, page 261, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plan of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.

7468 06/15 0101 03CHECK 294.94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8981 PAGE 634

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 76200.00
CON TX 281.94
PRFEE 1.00
WDEED 12.00
TOTAL 294.94
CHECK 294.94

06/15/93 01 10:41 0001 7468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.0 2.3 7.

IDENTIFI REFERENCE!

JUN 15 10 41 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 662746