[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Denise M. Rocchietti	NationsBanc Mortgage Corporation	MAP and PARCEL
[409 Adair Road	Attn: Tax Dept.	095-11-0-104.00
[Nashville, TN 37214	P.O. Box 353	
	Louisville, KY 40201-0353	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 278)

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Fred G. Simmons and Mary Ann Simmons, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Denise M. Rocchietti, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 45 on the Plan of Cloverdale, as of record in Book 2133, Page 9, Register's Office for said county. Said lot fronts 130 feet on the east side of Adair Road and runs back 157 feet on the north line and 219 feet on the south line to a dead line in the rear on which it measures 200.5 feet.

BEING the same property conveyed to Fred G. Simmons and wife, Mary Ann Simmons by deed from Henrietta Harrison, a widow, of record in Book 4604, Page 924, Register's Office for Davidson County, Tennessee.

This is property with a common address of 409 Adair Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2133, Page 9, said Register's office and all matters therein.

58117
IDENTIF. ↑ REFERENCE

93 SEP -1 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $60,000.00
[
[Affiant
[Subscribed and sworn before me this 27th day of August, 1993.
[
[My Commission Expires: 7-23-94 Notary Public

Denise M. Rocchietti

Cindy S. Smith

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9065 PAGE 535

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **August, 1993.**

x Fred G. Simmons
Fred G. Simmons

x Mary Ann Simmons
Mary Ann Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Fred G. Simmons and Mary Ann Simmons, husband and wife** , with whom I am personally acquainted, or who 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 and official seal at **Nashville,**. Tennessee, this **27th** day of **August, 1993.**

Lisa A. Vance
Notary Public
My Commission Expires: 10-14-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

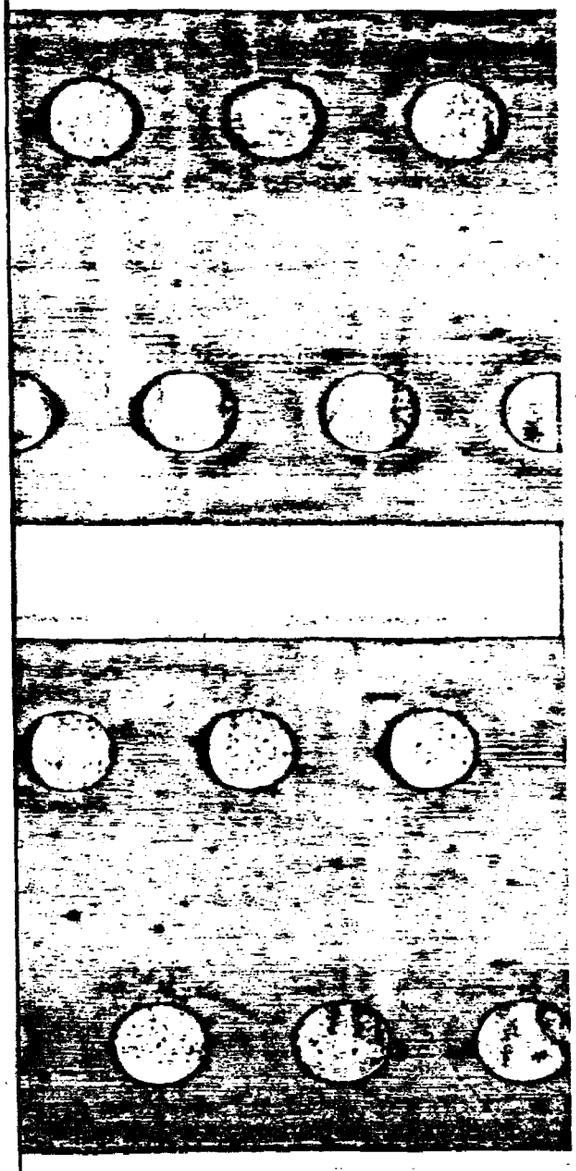
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**. Tennessee, this **27th** day of **August, 1993.**

_____
Notary Public
My Commission Expires:

File No. 9308-350

93 08 27 01 01 03 CHECK 231



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

RECEIVED OF _____

FOR _____

BOOK 9065 PAGE 536

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
				AMT 60000.00
				CON TX 222.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			09/01/93 01	09:13 0001 0190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

581117
IDENTIF. ↑ REFERENCE

93 SEP -1 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 692675