File 11897 File Box 38 Box 58

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
25th Floor Nashville City Center
Nashville, Tennessee 37219

BOOK 9073 PAGE 764

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IRBY SIMPKINS (NAME)	Same (NAME)	Map 130-3
605 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 117
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM 3352

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, LEONARD H. ROBERTS AND WIFE, LAURIE S. ROBERTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRBY SIMPKINS AND WIFE, PEACHES SIMPKINS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Davis Estates Section 6, as of record in Plat Book 4460, page 90, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Leonard H. Roberts and wife, Laurie S. Roberts by deed from Ralph C. Benson and wife, Margot Benson of record in Book 8101, page 284, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 1221, page 378, amended in Book 4603, page 385; and (3) All matters appearing on the Plan of record in Plat Book 4460, page 90, said Register's Office.

62345
IDENTIF. & REFERENCE

93 SEP 13 PM 1:37
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4737 09/13 0101 03CHECK 5004.00

unimproved ( )
This is improved (XX) property, known as 605 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of September, 1993

Leonard H. Roberts
by: Laurie S. Roberts, Atty. in-Fact

LEONARD H. ROBERTS

Laurie S. Roberts

LAURIE S. ROBERTS

BY: Laurie S. Roberts, Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURIE S. ROBERTS

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 10th day of September, 19 93.

My commission expires 11-26-94 Notary Public Shirley Zeitlin

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie S. Roberts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Leonard H. Roberts, and is authorized by the said Leonard H. Roberts to execute this instrument on his behalf.
Witness my hand, at Office, this 10th day of September, 1993.

Shirley Zeitlin
Notary Public

My Commission Expires:
11-26-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 93

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

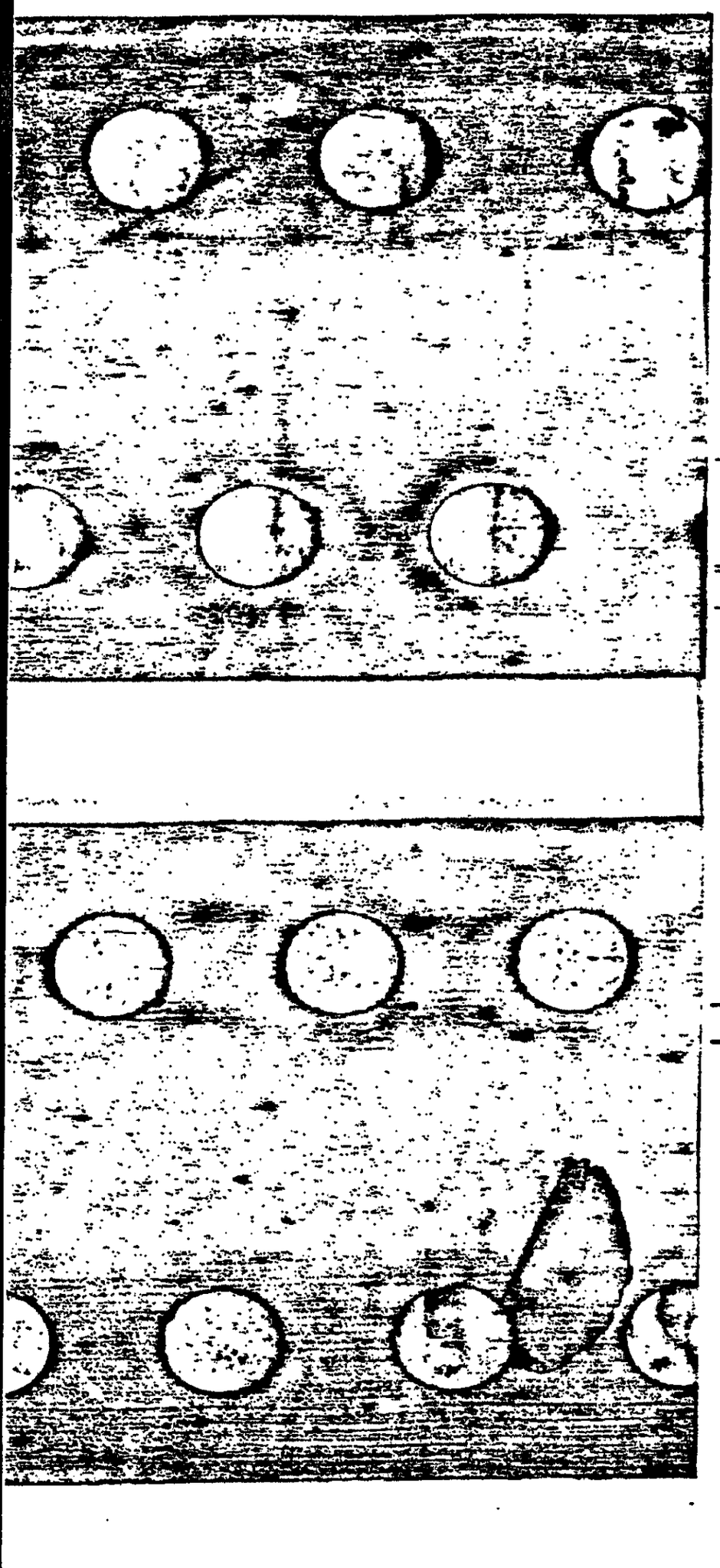
LEONARD H. ROBERTS AND WIFE, LAURIE S. ROBERTS

TO

IRBY SIMPKINS AND WIFE, PEACHES SIMPKINS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9073 PAGE 766

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
1350000.00
CON TX 4995.00
PRFEE 1.00
WDEED 8.00
TOTAL 5004.00
CHECK 5004.00
09/13/93 01 13:36 0001 4737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62345
IDENTIF. ↑ REFERENCE

93 SEP 13 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 697173