File 11896 File Box 38

WARRANTY DEED

BOOK 9079 PAGE 945

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAN E. HARRELL	NEW OWNER	Map 116-14
(NAME)	(NAME)	
4411 Truxton Place		Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. BM 7835
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, IRBY CLIFFORD SIMPKINS, JR. AND WIFE, PEACHES GUNTER SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAN E. HARRELL AND WIFE, KATHLEEN G. HARRELL

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. 4 on the Plan of Davis Estates, Section I, as of record in Plat Book 3600, pages 25 and 26, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Irby Clifford Simpkins, Jr., and wife, Peaches Gunter Simpkins by deed from Cornelius A. Craig, II (a/k/a C.A. Craig, II) and wife, Deborah Wallace Craig of record in Book 8705, page 303, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3670, page 510, corrected in book 3673, page 343; and (3) All matters appearing on the Plan of record in Plat Book 3600, pages 25 and 26, said Register's Office.

5166 09/14 0101 03CHECK 3524.00

62743
IDENTIF. & REFERENCE

93 SEP 14 PM 1:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4411 Truxton Place, 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 9th day of September, 19 93

Irby Clifford Simpkins
IRBY CLIFFORD SIMPKINS, JR.

Peaches Gunter Simpkins
PEACHES GUNTER SIMPKINS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9079 PAGE 946

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRBY CLIFFORD SIMPKINS, JR. AND WIFE, PEACHES GUNTER SIMPKINS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of September, 19 93.

My commission expires 11-26-'94 Notary Public Shirley Leith

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 1993

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

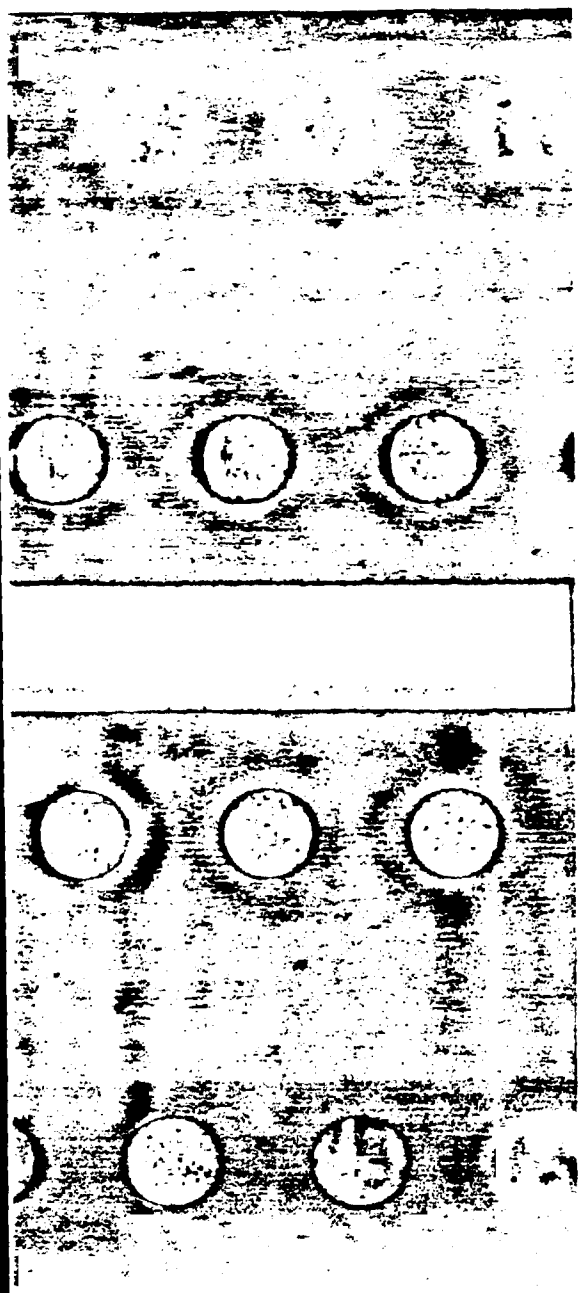
Notary Public

WARRANTY DEED

FROM IRBY CLIFFORD SIMPKINS, JR. AND WIFE, PEACHES GUNTER SIMPKINS

TO DAN E. HARRELL AND WIFE, KATHLEEN G. HARRELL

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 9079 PAGE 947

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 950000.00
CON TX 3515.00
PRFEE 1.00
WDEED 8.00
TOTAL 3524.00
CHECK 3524.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/14/93 01 13:06 0001 5166

62743
IDENTIF. ↑ REFERENCE

93 SEP 14 PM 1:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 697598