THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***67,000.00.

Timothy Simmons
Affiant

Subscribed and sworn to before me this 5th day of November, 1993.

Notary Public

My Commission Expires: 1-23-94

93 NOV 16 AM 8:49
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

86096
IDENTIF. & REFERENCE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
TIMOTHY SIMMONS and wife, POLLY S. SIMONS 516 Annex Avenue Nashville, TN 37209	FIRST TENNESSEE BANK P.O. Box 474 Memphis, TN 38101	MAP 90-12 PARCEL 153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND AND 00/100 ($***67,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **PATSY K. RICHMOND, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY SIMMONS and wife, POLLY S. SIMMONS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 169 on the Plan of Charlotte Park, Section II, of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert E. Richmond, Jr. and wife, Patsy K. Richmond, by deed from Gary R. Hyder and wife, Sherrie Faye Hyder, of record in Book 6342, page 917, Register's Office for Davidson County, Tennessee; the said Robert E. Richmond, Jr. having since conveyed his interest in subject property to Patsy K. Richmond by Quitclaim Deed of record in Book 8908, page 685, said Register's Office.

This is improved property known as 516 Annex Avenue, Nashville, Tennessee 37209.

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, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Charlotte Park, Section II, of

record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of November, 1993.

Patsy K. Richmond
PATSY K. RICHMOND

8746 11/16 0101 03CHECK 256.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

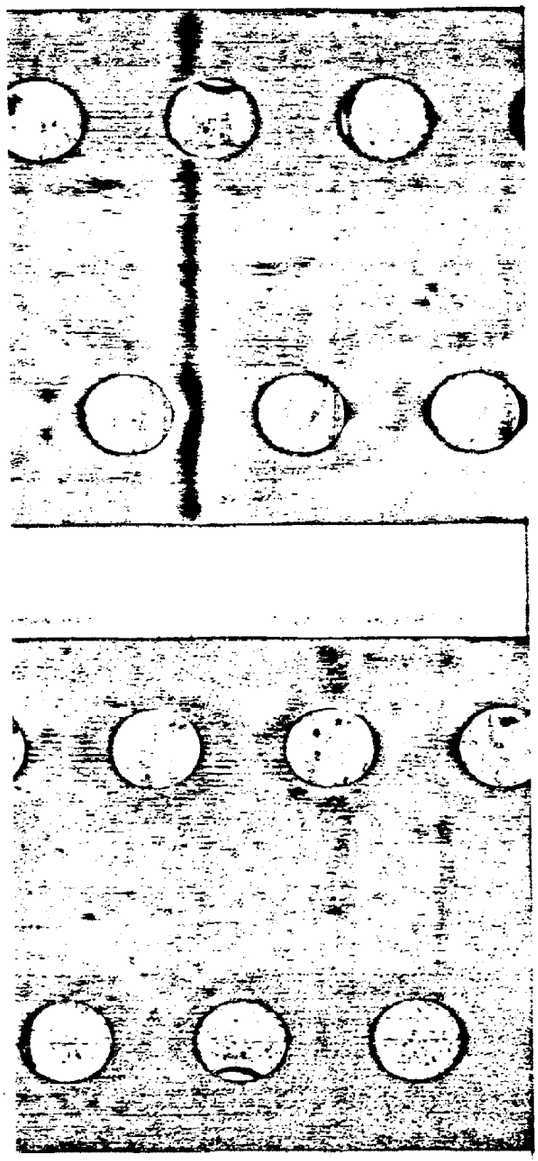
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATSY K. RICHMOND, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument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

Witness my hand and official seal this 5th day of November, 1993.

Notary Public

My Commission Expires:
11-22-94

NOTARY PUBLIC AT LARGE A. WATTS STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 9152 PAGE 715

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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	8.00
TOTAL	256.90
CHECK	256.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] 0001 8746

86096
IDENTIF. & REFERENCE

93 NOV 16 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 722521