WARRANTY DEED

PREPARED BY:

ANDREA STUPKA
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $106,500.00.

Paul A. Simmons
Affiant

Sworn to and subscribed before me on this the 22nd day of November, 1993.

J. K. Ward
NOTARY PUBLIC
My Commission Expires: Feb. 24, 1996

MORTGAGEE:

NATIONSBANK OF TENNESSEE, N.A.
345 E. Main St
Hendersonville, Tenn.
37075

Address New Owner: PAUL A. SIMMONS, et ux
124 Buckingham Court
Goodlettsville, TN 37072

Send Tax Bills to: OWNERS

Map-Parcel 26-6/82

3960 11/30 0101 03CHECK 403.05

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, **WE, DAVID M. CARR and wife, JANET A. CARR,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **PAUL A. SIMMONS and wife, DELORIS C. SIMMONS,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 254 on the plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Pages 549, Register's Office for Davidson County, Tennessee.

SAID Lot No. 254 fronts 45.39 feet on the northwesterly margin of Buckingham Court and extends back 130.42 feet on the southerly line and 98.42 feet on the northeasterly line to a broken line in the rear measuring 145.09 feet thereon.

BEING the same property conveyed to David M. Carr and wife, Janet A. Carr, by deed from Bruce A. Prow and wife, Tiffani E. Prow, of record in Book 7827, page 497, Register's Office for Davidson County, Tennessee.

This is improved property known as 124 Buckingham Court, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their 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, except;

1. Taxes - 1993 taxes constitutes a lien, but are not yet due and payable. Map/Parcel 26-6 82.

2. Plan of record in Book 6900, page 549, said Register's Office, shows an Owner's Certificate, a 20

foot minimum building setback line from Buckingham Court and a 15/10 foot easement for public utility and drainage purpose along the front/rear line of said lot.

3. Declaration of covenants, conditions and restrictions, of record in Book 6406, page 929, said Register's Office.

We do further covenant and bind ourselves, our 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. 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.

WITNESS our hands this the 22nd day of November, 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David M Carr by Janet A Carr attyinfact Janet A Carr

DAVID M. CARR JANET A. CARR

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Janet A. Carr, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 22nd day of November, 1993.

NOTARY PUBLIC

My Commission Expires: Feb 29 1996

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 22nd day of November, 1993, before me personally appeared Janet A. Carr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David M. Carr acknowledged that such person executed the same as the free act and deed of David M. Carr.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 22nd day of November, 1993.

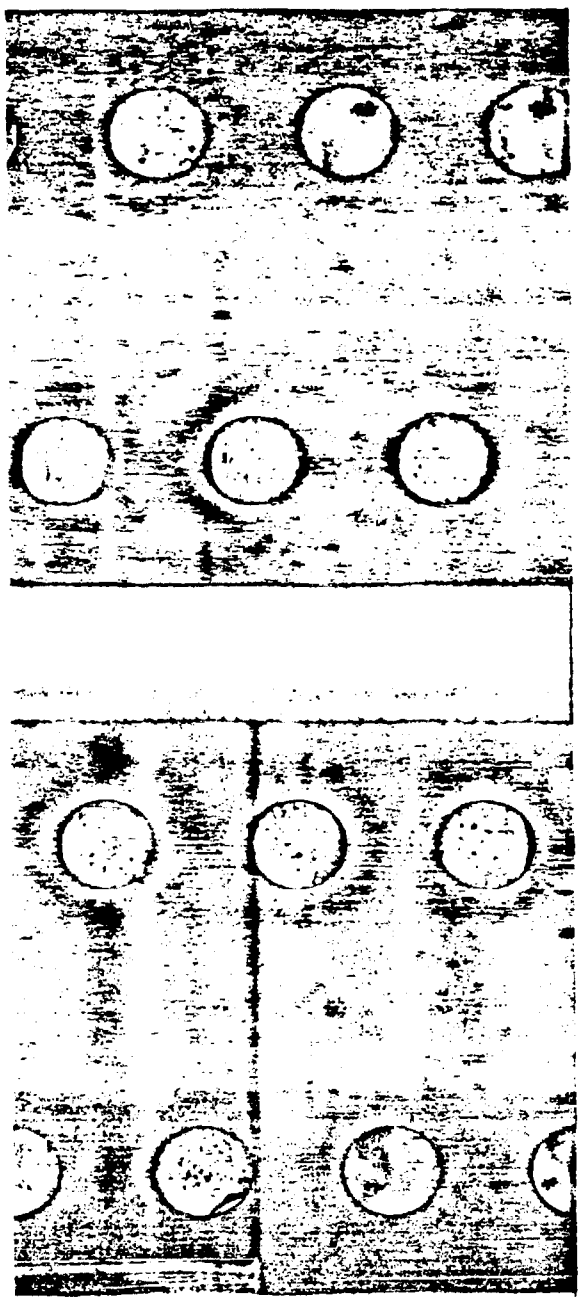
NOTARY PUBLIC

My Commission Expires: Feb 29, 1996

90853

93 NOV 30 PM 12:1

DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 9167 PAGE 403

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
106500.00
CON TX 394.05
PRFEE 1.00
WDEED 8.00
TOTAL 403.05
CHECK 403.05

11/30/93 01 12:19 0001 3960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90853
IDENTIF. & REFERENCE

93 NOV 30 PM 12:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 727667