File Box "7"

File No. 29829

BOOK 9332 PAGE 276

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAR[illegible], 1992

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLIE LARUE (NAME)	S A M E (NAME)	69-16-132
1006 Old New Hope Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA 61160
Joelton , TN. 37080 (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, WE JIMMIE L. SANDERS and KITTY L. SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLIE LARUE

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 the southwesterly part of Lot No. 20 on the Plan of Ashton's Subdivision of the L. M. Lewis Farm, as of record in Book 421, page 19, Register's Office for said County.

SAID Part of Lot No. 20 fronts 107 feet on the northeasterly side of the Old Hydes Ferry Pike and runs back 130 feet on the southeasterly line and 120 feet on the northwesterly line with the southeasterly margin of Ashton Avenue to a dead line, measuring 103.8 feet thereon.

BEING the same property conveyed to James Lawrence Simpkins and wife, Louise Simpkins by deed from Oscar B. Spann and wife, Kate Spann of record in Book 2341, page 227, Register's Office for Davidson County, Tennessee. Louise Simpkins having pre-deceased James Lawrence Simpkins, leaving 2 children.

45819

IDENTIF. & REFERENCE

94 MAY -3 PM 1:48

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

This is unimproved (X) improved ( ) property, known as Lot - Old Hydes Ferry Road, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 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 20th day of March, 1992

Jimmie L. Sanders
JIMMIE L. SANDERS

Kitty L. Simpkins
KITTY L. SIMPKINS

14320 05/01/92 03:45PM 1
R2.00

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMIE L. SANDERS and KITTY L. SIMPKINS

the bargainors, with whom I am personally acquainted, (or 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 20th day of March, 1992.

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

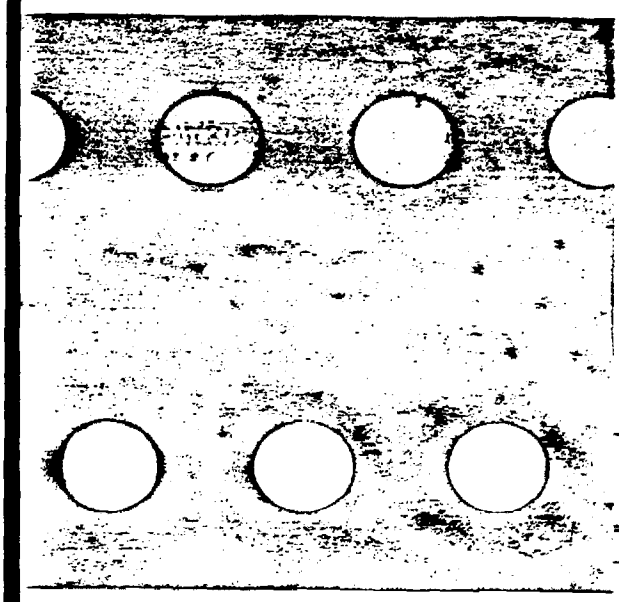
_____ Notary Public

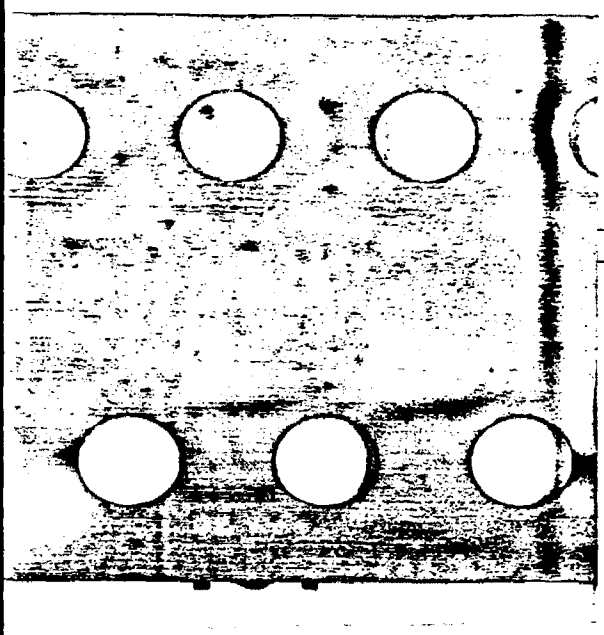
Commission Expires _____

WARRANTY DEED

FROM

TO





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

RECEIVED OF _____

FOR _____

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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	9000.00
			CON TX	33.30
			PRFEE	1.00
			MDEED	8.00
			TOTAL	42.30
			CHECK	42.30

05/03/94 01 13:48 0001 1439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45819
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786527