BOOK 9363 PAGE 394 FILE BOX 61

THIS INSTRUMENT WAS PREPARED BY ~~Notary~~
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Simmons (NAME)	Leader Federal Bank For Savings (NAME)	142-2-24
7476 Stacy Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0275 (CITY) (STATE) (ZIP)	

FOR AND 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, Gary R. Bonn and wife, Gina B. Bonn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C. Simmons, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Cross Timbers, Section II, as of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary R. Bonn and wife, Gina B. Bonn by deed from David M. Montgomery and wife, Ann Marie Montgomery of record in Book 7896, Page 22, said Register's Office.

56150 IDENTIF. & REFERENCE

94 JUN -1 PM 2:35 FELIX E. [illegible] REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 7476 Stacy Drive, Nashville, TN 37221
(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 hand s this 27th day of May 19 94

Gary R. Bonn

Gina B. Bonn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary R. Bonn and wife, Gina B. Bonn

the bargainor s, 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 27th day of May, 19 94.

Commission expires 5-11-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

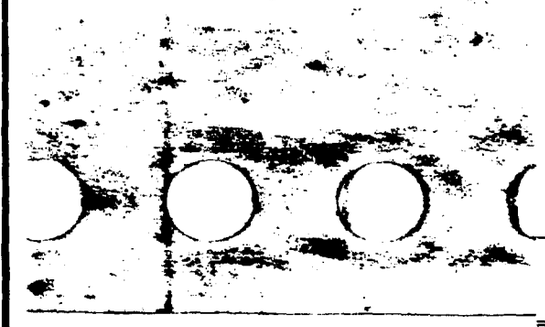
Notary Public

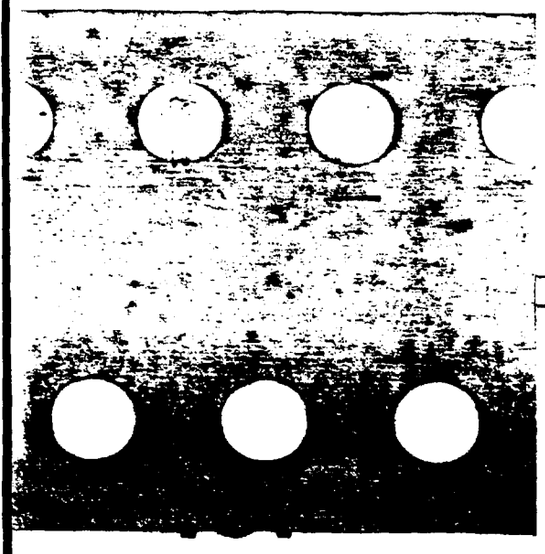
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

30 BURTON
NASHVILLE, TN

0609 06/01 0101 03CHECK 388.25







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

RECEIVED OF _____

FOR _____

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CAMT

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC [illegible] 1.00
MO - MORTGAGE	REL - RELEASE	CO TAX [illegible] .25
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX [illegible] .00
TD - TRUST DEED		PROBATE FEE 8.00
		TOTAL 388.25

DATE	SYMBOL	VALUATION	TAX AND FEES	CHECK TOTAL
06/01/94			01	388.25

14:34 0001 0609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56150
IDENTIF. ↑ REFERENCE

94 JUN -1 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 797595