4-4119

BOOK 9388 PAGE 405

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 23rd day of June 19 94

My commission expires: 12/8/96 (Affix Seal)

Affiant

Notary Public

DORIS M. FREEMAN NOTARY PUBLIC RANGE Exp. 12/8/96 SUMNER COUNTY STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Barbara A. Simpkins	COMMUNITY MORTGAGE CORPORATION
1913 SHELBY AVE	6389 Quail Hollow
STREET ADDRESS	STREET ADDRESS
NASHVILLE, Tennessee 37206	Memphis, TN 38120
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO.: MAP 083-14-0 PARCEL 346.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, George M. Turner and wife, Deborah A. Turner

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Barbara A. Simpkins and husband, Steve A. Simpkins

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 394 on the Plan of Edgefield Land Companys Third Subdivision of record in Plat Book 57 at page 152 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George M. Turner and wife, Deborah A. Turner by deed recorded in Book 7181 at page 266, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

Denise Germino executed this instrument on behalf of George M. Turner and Deborah A. Turner pursuant to their Power of Attorneys recorded simultaneously herewith.

64788
IDENTIF. & REFERENCE
94 JUN 27 AM 9:33
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

0183 06/27 0101 03CHECK 227.30

THIS IS IMPROVED PROPERTY KNOWN AS 1913 SHELBY AVE, NASHVILLE, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 23rd day of June, 19 94

George M. Turner by Denise Germino Attorney in fact
George M. Turner

Deborah A. Turner by Denise Germino Attorney in fact
Deborah A. Turner

State of Tennessee
County of Davidson

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On this 23rd day of June, 19 94, before me personally appeared George M. Turner and wife, Deborah A. Turner to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

12/ 8/96

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF SUMNER

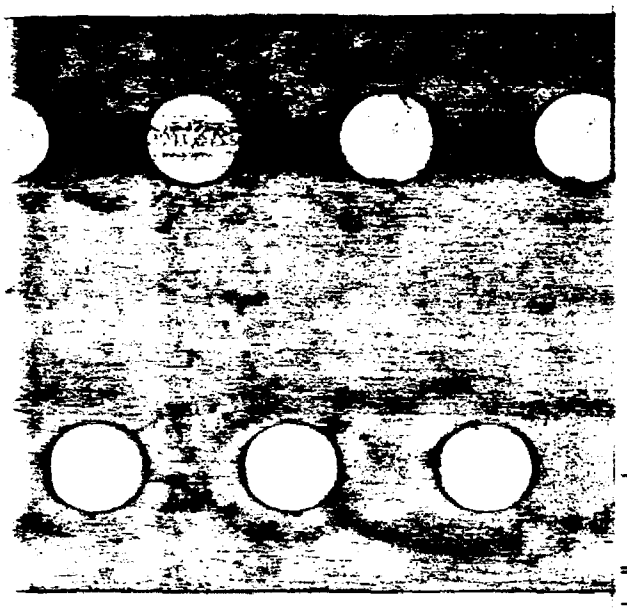
On this 23rd day of June, 1993, before me, personally appeared Denise Germino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for, George M. Turner and wife, Deborah A. Turner and she as such Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of George M. Turner and wife, Deborah A. Turner by herself as such Attorney in Fact.

witness my hand and official seal.

My Commission Expires: 12/8/96

DORIS M. FREEMAN
NOTARY AT LARGE
Exp. 12/8/96
SUMNER COUNTY
STATE OF TENNESSEE

TENNESSEE
TITLE &
TRUST, Inc.



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

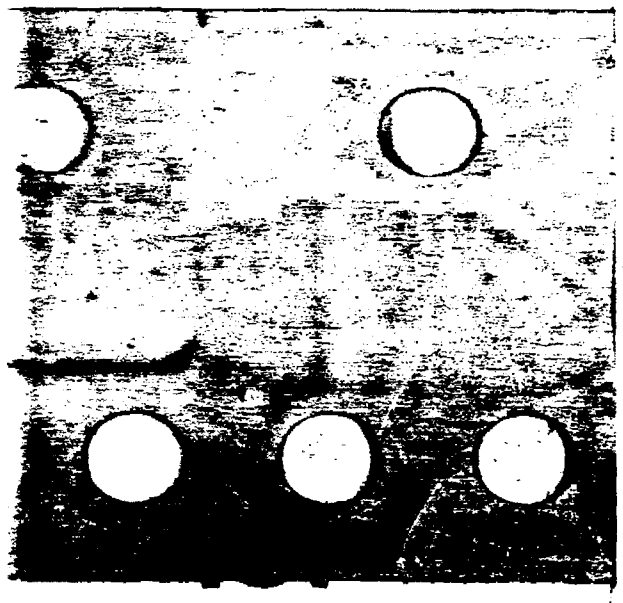
RECEIVED OF _____

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

06/27/94 01 09:39 0001 0183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64788
IDENTIF. ↑ REFERENCE

94 JUN 27 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 806882