File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9391 PAGE 753

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12638

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES B. CRIM (NAME)	NEW OWNER (NAME)	Map 103-10
5850 Gladys (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 114
Beaumont, Texas 77706 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 8DA 58340

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, LEE STEVENS SIMMONS AND WIFE, JULIA DEE SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES B. CRIM AND WIFE, CECILIA ANN CRIM

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 21 on the Plan of Section 3, Brookside Courts Addition No. 4, as of record in Plat Book 2083, page 25, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee Stevens Simmons and spouse, Julia Dee Simmons by deed from Martha F. Graham, a single person of record in Book 8502, page 114, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2083, page 25, said Register's Office.

65949
IDENTIF. & REFERENCE

94 JUN 29 AM 10:39
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

1446 06/29 0101 03CHECK 508.50

unimproved ( )
This is improved (XX property, known as 806 Neartop Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of June, 19 94

Lee Stevens Simmons
LEE STEVENS SIMMONS

Julia Dee Simmons
JULIA DEE SIMMONS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9391 PAGE 754

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

LEE STEVENS SIMMONS AND WIFE, JULIA DEE SIMMONS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of June, 19 94.

My commission expires 1-22-95 Notary Public Helen D. Scott

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Melissa Crim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1994.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

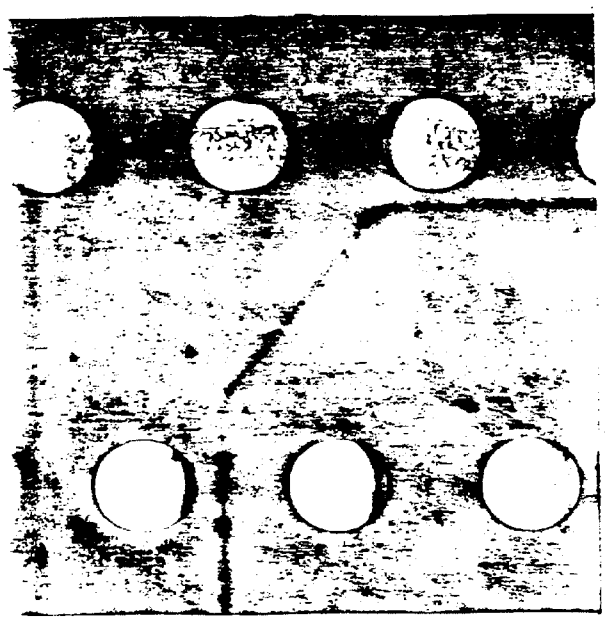
Helen D. Scott
Notary Public

WARRANTY DEED

FROM LEE STEVENS SIMMONS AND WIFE, JULIA DEE SIMMONS

TO CHARLES B. CRIM AND WIFE, CECILIA ANN CRIM

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

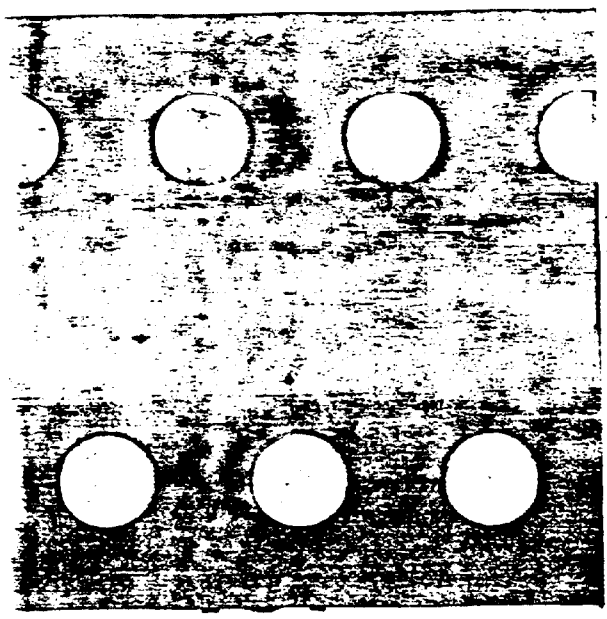
RECEIVED OF _____

FOR _____

BOOK 9391 PAGE 755

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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

06/29/94 01 10:39 0001 1446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65949
IDENTIF. ↑ REFERENCE

94 JUN 29 AM 10: 39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808116