BOOK 9416 PAGE 690

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Virginia S. Mayo
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF July, 19 94.

L. Chandler, Dep Reg
NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY

Old Republic Nat'l Title Insurance Co. 344 Fourth Ave. N. Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Frances M. Mayo, et al.	Frances M. Mayo	070-09-0
(NAME)	(NAME)	
3115 Curtis Street	3115 Curtis Street	P. 105
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, Tennessee 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ $30,000 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,** I

Homer S. Simpkins

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Frances M. Mayo and Virginia S. Mayo, as joint tenants with right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Being the westerly 50 feet of lot No. 4 on the Map of Bordeauxmount, not of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey thereof made by Hickerson-Miller, Engineers-Surveyors, November 6, 1958, as follows:

Beginning at an iron pin set in the southeast corner of the intersection of Curtis Street and Alpine Avenue, the northwest corner of said lot No. 4; thence with the easterly margin of Alpine Avenue, south 30 degrees west 150 feet to an iron pin; thence south 59 degrees 30 minutes east 50 feet to an iron pin; thence north 30 degrees east 150 feet to an iron pin set in the southerly margin of Curtis Street; thence with the southerly margin of the same, north 59 degrees 30 minutes west 50 feet to the point of beginning.

Being the same real property conveyed to Homer S. Simpkins and wife, Evelyn June Andrews Simpkins, of record in Book 4162, Page 663, Register's Office of Davidson County.

This is unimproved ( ) improved (X) property, known as 3115 Curtis Street (House Number) Nashville (Street) Tennessee (City) 37218 (State) (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. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind my self, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of July, 19 94.

Homer S. Simpkins

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Homer S. Simpkins, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of July, 1994.

My Commission expires:
4-16-95

Margaret Keef
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

74481

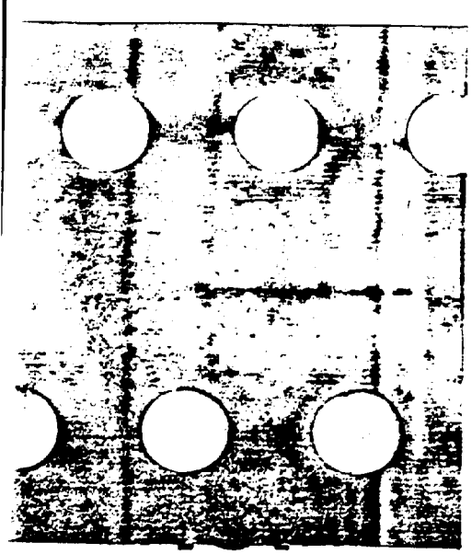
JUL 25 PM 1:15

FILED FOR RECORD
DAVIDSON COUNTY, TN.

95 7/25 0101 03CHECK

120.00





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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
			07/25/94 01	13:14 0001 0597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74481
IDENTIFICATION REFERENCE

94 JUL 25 PM 1:15
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 817163