This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 9462 PAGE 712

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Mike Curb 47 Music Square East Nashville, TN 37203	SAME	Map 131-9 Parcel 7

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $361,900.00.

x Mike Curb
AFFIANT

Sworn to and subscribed before me this 7th day of September, 1994.

Barbara Todd
NOTARY PUBLIC

My Commission Expires: 7/25/98

94 SEP 13 AM 8:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

90119

IDENTIFICATION REFERENCE

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, WE, IRBY C. SIMPKINS, JR. and wife, PEACHES GUNTER SIMPKINS and DOROTHY S. SIMPKINS, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MIKE CURB, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being part of the west part of the Dower Tract on the Plan of the Henry W. Compton Lands, as of record in Plan Book 2, page 58, of the Chancery Court at Nashville, Marked "A" Mrs. Ann Compton, being part of 10 on the Map of Westhaven, not of record described according to a survey by Michael V. Holmes dated January 16, 1975, and survey of John Kohl, dated July 18, 1977 , as follows:

BEGINNING at a point on the westerly margin of Hillsboro Road at the southeast corner of Lot 22 on the Plan of Westhaven, Section 1, of record in Book 1130, page 7, Register's Office for said County; thence along the margin of the same S 27 degrees 59' 33" West 285.45 feet to a point; thence leaving the margin of said Hillsboro Road the following calls and distances: North 69 degrees 45' 49" West 271.45 feet to a point; thence North 52 degrees 22' West 35.90 feet to a point; thence North 49 degrees 21' West 75.76 feet to a point; thence North 52 degrees 54' West 21.37 feet to a point; thence North 59 degrees 51' West 27.75 feet to a point; thence North 72 degrees 12' 06" West 35.76 feet to a point; thence North 82 degrees 44' 18" West 99.18 feet to a point; thence North 76 degrees 54' 18" West

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

101.18 feet to a point; thence North 71 degrees 12' West 58.94 feet to a point; thence North 29 degrees 30' East 284.42 feet to a point; thence South 66 degrees 14' 54" East 35.46 feet a point; thence South 66 degrees 23' 23" East 100 feet to a point; thence South 63 degrees 54' 36" East 100 feet to a point; thence South 65 degrees 12' 35" East 100 feet to a point; thence South 71 degrees 41' 00" East 100 feet to a point; thence South 71 degrees 36' 42" East 100 feet to a point; thence South 74 degrees 25' 30" East 100 feet to a point; thence South 72 degrees 24' 08" East 75 feet to the point of beginning.

Being the same property conveyed to Irby C. Simpkins, Jr. and wife, Peaches Gunter Simpkins, by Deed from Thomas F. Batey and wife, Bonnie Batey, of record in Book 8156, page 669, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8461, page 469, said Register's Office, Irby C. Simpkins, Jr. and wife, Peaches Gunter Simpkins conveyed a life estate in a portion of the subject property to Dorothy S. Simpkins.

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THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 131-9, Parcel 7.

2. Boundary line agreement between Guilford Dudley, Jr. and wife, Jane Anderson and James P. Wilson and wife, Patricia C. Wilson, of record in Book 4869, page 967, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 6369, page 596, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 5115 Hillsboro Road, Nashville, Tennessee 37215.

WITNESS our hands this 7th day of September, 1994, in Franklin, Tennessee.

IRBY C. SIMPKINS, JR.

PEACHES GUNTER SIMPKINS

DOROTHY S. SIMPKINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named Irby C. Simpkins, Jr. and wife, Peaches Gunter Simpkins, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of September, 1994.

Notary Public

My commission expires: 5-16-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named Dorothy S. Simpkins, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

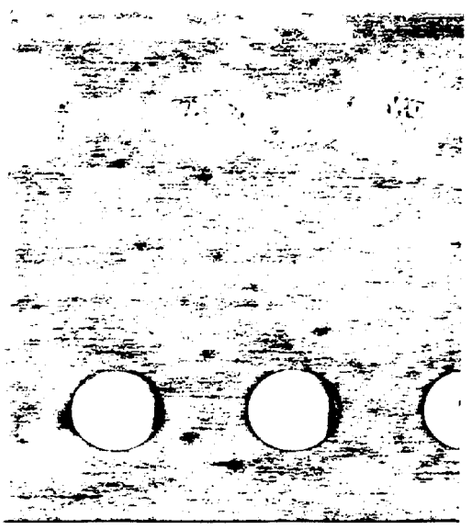
Witness my hand and official seal at Franklin, Tennessee, this 7th day of September, 1994.

Notary Public

My commission expires: 5-16-98

7596 09/13 0101 03CHECK 1352.03

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



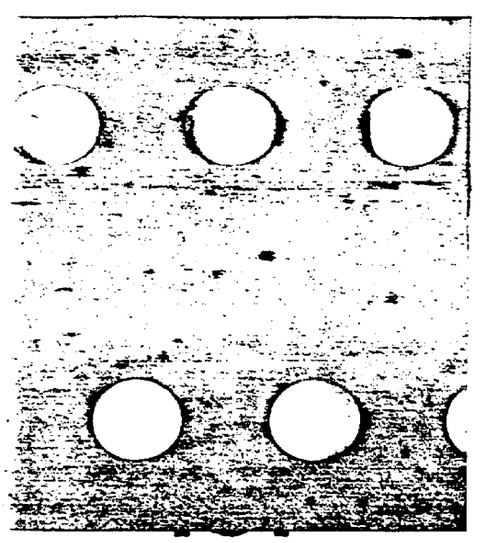
RECEIVED OF _____

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 361900.00
CON TX 1339.03
PRFEE 1.00
WDEED 12.00
TOTAL 1352.03
CHECK 1352.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/94 01 08:10 0001 7596

90119
IDENTIF. ⇗ REFERENCE

94 SEP 13 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833938