BOOK 9524 PG 474

FILE BOX 45

WARRANTY DEED

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 166,646.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: ~~July 27, 1996~~ 5/24/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Sims	NationsBanc Mortgage Corporation	155-8C
(NAME)	(NAME)	
6873 Collinswood Drive	P.O. Box 105076	156CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Atlanta, GA 30348-5076	9D 80402
(CITY) (STATE) (ZIP)	(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, Lee Chira and William C. Demetree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark E. Sims and wife, Jodi C. Sims

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. 156, on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to Lee Chira and William C. Demetree by deed from Lee Chira, Trustee of record in Book 9326, page 419, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6662, page 433, amended in Book 6804, page 536, Book 6987, page 966, Book 7964, page 33 and Book 7270, page 648, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The Grantors above do not reside in the state of Tennessee as their primary residence, therefore, they have no homestead rights to convey. This is also investment property.

10220
IDENTIF. & REFERENCE

94 NOV 18 PM 12:50
FELIX A. ... DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 6873 Collinswood 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 11th day of November 19 94

Lee Chira by Linda Knudsen Attorn. in Fact
Lee Chira By: Linda J. Knudsen, Atty-In-Fact

William C. Demetree by Linda Knudsen Attorn. in Fact
William C. Demetree By: Linda J. Knudsen, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Chira and William C. Demetree

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 Brentwood, Tennessee, this 11th day of November 19 94.

Commission expires July 27, 1996

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 11th day of November, 19 94, personally appeared before me, Linda J. Knudsen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Lee Chira and William C. Demetree and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 11th day of November, 19 94

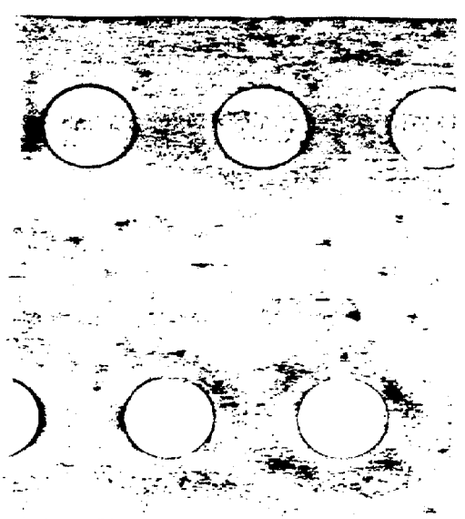
My commission expires 7-27-96

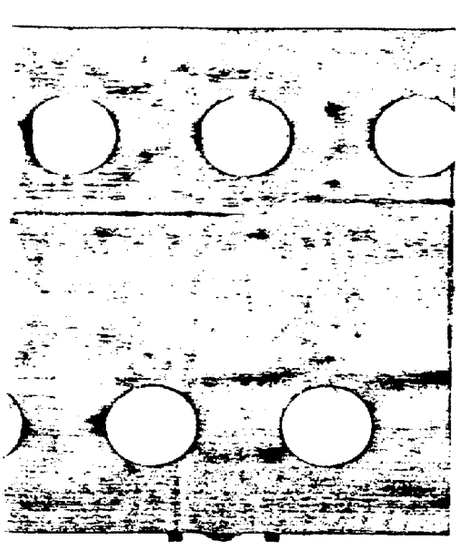
LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

5393 11/18 0101 03CHECK

625.50





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

RECEIVED OF _____

FOR _____

BOOK 9524 PG 476

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

DAMT	
	166646.00
CON TX	616.59
PRFEE	1.00
WDEED	8.00
TOTAL	625.59
CHECK	625.59

11/18/94 01 12:51 0001 5398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10220
IDENTIF. # REFERENCE

94 NOV 18 PM 12:51
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 855458