STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 153,900.00
Subscribed and sworn to before me, on the 25 day of January 19 95

WALTER H. NEILSEN NOTARY PUBLIC NOTARY AT LARGE

Affiant

Notary Public

My commission expires: My Commission Expires 09-26-98

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 5G18771 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Jean A. Simmons	SEND TAX BILLS TO: NationsBanc Mortgage Corporation
2573 Devon Valley Drive STREET ADDRESS	P. O. Box 353 STREET ADDRESS
Nashville, TN 37221 CITY STATE ZIP	Louisville, KY 40201-0353 CITY STATE ZIP
MAP & PARCEL NO. 142-16-F 2 CO	

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,
Southwinds Development, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jean A. Simmons and Paul P. Griffin, Sr., as Joint Tenants with the right of survivorship, not as tenants in common
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, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 54 on the Plan of Devon Valley, Phase II, of record in Plat Book 7900 at page 563, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to M. M. E. Limited Partnership, a Tennessee limited partnership by Deed of record in Book 8568 page 201, Register's office for said County; and being the same property conveyed to Southwinds Development, Inc. by Quitclaim Deed being recorded simultaneously herewith.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

28559
IDENTIF. & REFERENCE
95 JAN 26 PM 3:18
REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 2573 Devon Valley Drive, Nashville, TN 37221

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 my hand this 25 day of January ,1995

Southwinds Development, Inc.

by: _____
W. H. Eason, Jr., President

EF-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

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

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 Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, W. H. Eason, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President 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.

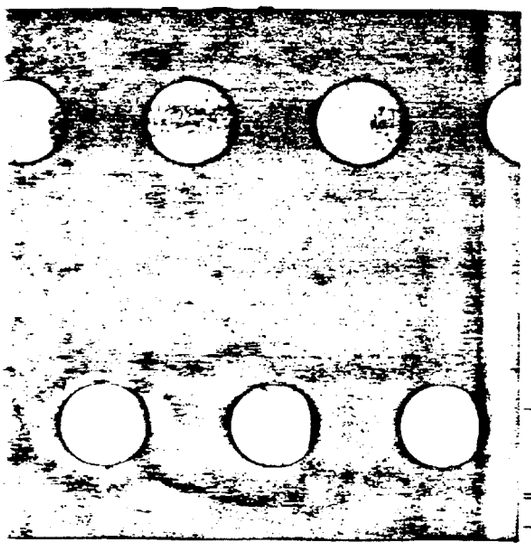
Witness my hand and official seal on January 25, 1995

My Commission Expires:

WALTER H. NEILSEN NOTARY AT LARGE NOTARY PUBLIC
My Commission Expires 09-26-98

Notary Public: Walter H. Neil

5675 1/26 0191 03CHECK 578-45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

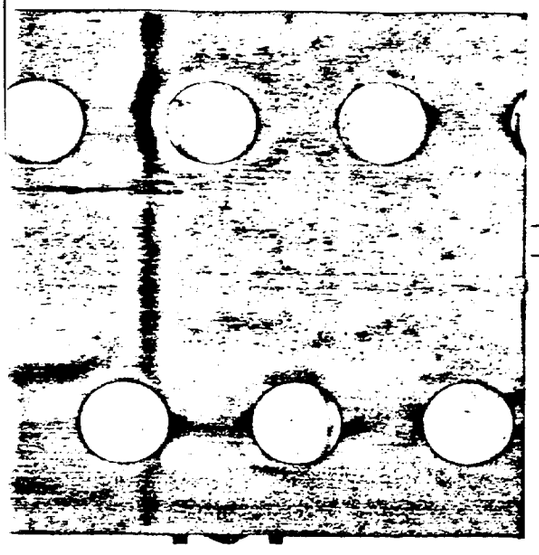
RECEIVED OF _____

FOR _____

BOOK 9579 PG 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 153900.00
CON TX 569.43
PRFEE 1.00
MTGTX 8.00
TOTAL 578.43
CHECK 578.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/26/95 01 15:18 0001 5675

28559
IDENTIF. ↑ REFERENCE

95 JAN 26 PM 3:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 875456