T-2980
FIRST TITLE CORP.
1161 MURFREESBORO RD.
SUITE 324
NASHVILLE, TN 37217
Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 10th day of February, 1995

My commission expires: 7/22/95 (Affix Seal)

Affiant

Notary Public

My Commission Expires July 22, 1995.

WARRANTY DEED

BOOK 9594 PG 787

THIS INSTRUMENT PREPARED BY:

FIRST TITLE CORPORATION, 1161 Murfreesboro Rd., Ste. 324, Nashville, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Thomas F. Sims	Resource Bancshares Mortgage Group, Inc.
916 Matthews Avenue	7909 Parkland Rd., Suite 150
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37216	Columbia, SC 29223
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 061-11-0/032.00	

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,

Henry Powers and wife, Louise M. Powers

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Thomas F. Sims and wife, Patsy G. Sims

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 PARTICULARTY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Curley Manor Subdivision, as of record in Book 1835, page 73, Register's Office for said County.

Beginning at a point on the southwest corner of the intersection of Matthews Street and Richland Street; thence west along the south margin of Matthews Street 82.5 feet; thence south 100 feet to a dead line; thence east 152.12 feet to the west margin of Richland Street; thence north along the west margin of Richland Street 99 feet to a point in the southwest corner of the intersection of Matthews Street and Richland Street; thence 29.63 feet to the point of beginning.

Being the same property conveyed unto Henry Powers and wife, Louise M. Powers, by Deed recorded December 21, 1951, in Deed Book 2031, Page 299, of the Register's Office for Davidson County, Tennessee.

95 FEB 14 AM 10:38
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

34025
IDENTIF. & REFERENCE

THIS IS _____ IMPROVED PROPERTY KNOWN AS 916 Matthews Avenue, Nashville, TN 37216

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 our hand s this 10th day of February, 19 95

Henry Powers
HENRY POWERS

Louise M. Powers
LOUISE M. POWERS

State of Tennessee
County of Davidson

BOOK 9594 PG 788

On this 10th day of February, 19 95, before me personally appeared Henry Powers and wife, Louise M. Powers 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 their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal.
My Commission expires:

7/22/95

Notary Public

My Commission Expires July 22, 1995

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.

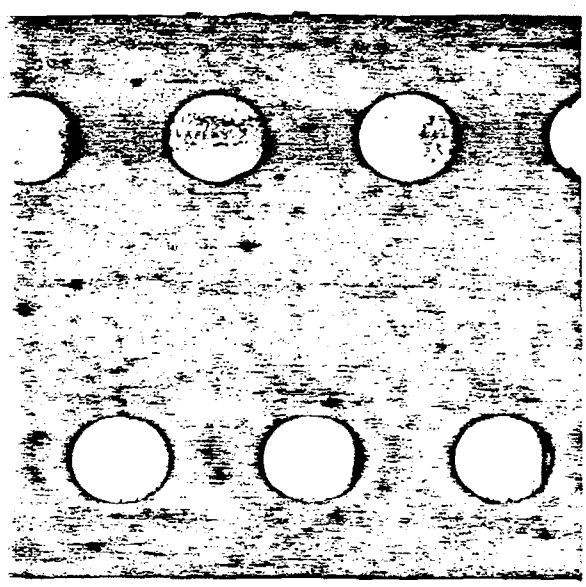
Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

1607 02/13 0101 03CHECK 201.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

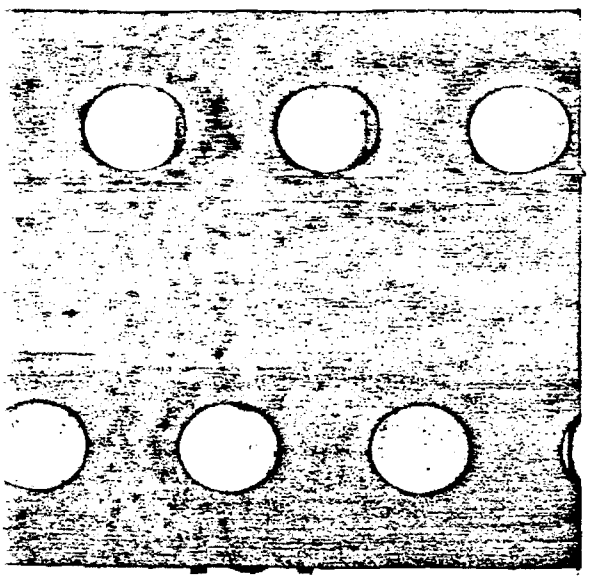
RECEIVED OF _____

FOR _____

BOOK 9594 PG 789

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2245 0001 1607

34025
IDENTIF. # REFERENCE

95 FEB 14 AM 10: 38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 881319