PLEASE RE-RECORD DEED
ADD EXHIBIT "A" ATTACHED

This Instrument Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238-0105
File #275454

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAURENCE STUART ROSS	BOATMEN'S NATIONAL MORTGAGE, INC.	Map 142-0-B
(NAME)	(NAME)	
435 BELLE POINTE DRIVE	4041 KNIGHT ARNOLD ROAD	Parcel 18C0
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37221	MEMPHIS, TN 38118-0559	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
($10.00)---------- Dollars,

BOOK 9636 PG 779

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, and for a further consideration the said Laurence Stuart Ross and wife, Minerva Ishag-Ross, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $103,360.00, secured by Deed of Trust of record in Book 9007, page 874, Register's Office for Davidson County, Tennessee,

Freddie L. Simpson and wife, Willa J. Simpson, as tenants by the entirety,

have this day bargained and sold, and do hereby transfer and convey unto the said LAURENCE STUART ROSS AND WIFE,

MINERVA ISHAG-ROSS,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

RE-RECORD BOOK 9640 PG 346

Land in Davidson County, Tennessee, being Lot No. 18, Phase I, on the Plan of Belle Pointe, a Planned Unit Development, of record in Book 6250, pages 500 and 501, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Freddie L. Simpson and wife, Willa J. Simpson, as tenants by the entirety, by deed from Barry Construction Co., Inc., a Tennessee Corporation, of record in Book 8116, page 901, Register's Office for Davidson County, Tennessee.

4,9654

RE-RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,731.21

Subscribed and sworn to before me this the 29TH day of MARCH 19 95

My commission expires: MARCH 22, 1997

(Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 435 Belle Pointe Drive, Nashville, TN 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered, except for those encumbrances set forth in Exhibit "A" attached hereto:

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 21st day of February, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Freddie L. Simpson

Freddie L. Simpson

Willa J. Simpson

Willa J. Simpson

RE-RECORD

BOOK 9640 PG 347

BOOK 9636 PG 780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Freddie L. Simpson and wife, Willa J. Simpson,

the within named 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 Nashville, *Tennessee, this* 21st *day of* February, *19* 95.

Commission expires 11/27/97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

Encumbrances shown on EXHIBIT "A" attached hereto

[illegible] 12.00

[illegible] 466.69

43380

IDENTIFICATION REFERENCE

[illegible]

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

RE-RECORD

EXHIBIT "A"

BOOK 9640 PG 348

Taxes for 1995: A lien but not yet due and payable.

Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6689, page 772, amended in Book 6702, page 409, and Book 6862, page 292, as made applicable to Phase II by instrument of record in Book 6770, page 813, amended in Book 6774, page 774, Register's Office for Davidson County, Tennessee, as made applicable to Phase I by instrument of record in Book 6774, page 774, said Register's Office.

Subject to all matters shown on the Plan of record in Book 6250, pages 500 and 501, in said Register's Office.

The By-Laws of Belle Pointe Homeowner's Association, of record in Book 6689, page 783, said Register's Office, as amended in Book 7409, page 224, Book 7851, page 215, and in Book 9319, page 443, said Register's Office.

Subject to matters shown on the plan of Belle Pointe, of record in Book 6250, page 440, said Register's Office.

Easement for sewer line, of record in Book 4613, page 149, said Register's Office.

Easement for flow of Long Branch.

The Plan of Creekwood, of record in Book 4175, page 149, said Register's Office, shows a 12-inch sewer running across the northerly part of the premises extending eastwardly from a manhole located in Bellevue Road to a manhole located on said Creekwood property.

The Metropolitan Government of Nashville and Davidson County, Tennessee, Bill No. 084-148, authorized the acquisition by condemnation of certain of the insured property located adjacent to Flat Creek Bridge at Bellevue Road for the purpose of improving the existing bridge and the approaches therein. Both a permanent easement and a temporary easement will be acquired,

Licence to Enter Land for Bridge Improvements, dated May, 1984, enabling the Metropolitan Government of Nashville and Davidson County, Tennessee, agents, contractors, assigns and employees, upon the terms and subject to the conditions of said license to enter onto certain of the insured property and construct bridge improvements.

Subject to all matters shown on the survey of Theodore E. Martin, Jr., TN RLS #946, dated February 16, 1984.

Subject to rights of others in and to the common areas/elements.