55858

IDENTIFICATION REFERENCE

95 MAY -2 AM 11:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36122
Dav. Co. File: Box 8

BOOK 9661 PG 17

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse H. Simms, Marian G. Simms David L. Simms 1133 Kenwood Drive Nashville, Tennessee 37216	Chemical ResidentialMortgage Corporation 200 Old Wilson Bridge Road Worthington, Ohio 43085-8500

TAX MAP-PARCEL NUMBERS: 61-08-183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Gerald Derstine, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Simms a one-half interest, and to Jesse H. Simms and spouse, Marian G. Simms a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5 of Block C on the plan of Jackson Park, Section No. 1, of record in Book 843, Page 17, Register's Office for said COunty.

SAID Lot No. 5 fronts 60 feet on the northerly margin of Kenwood Drive and extends back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to M. Gerald Derstine, a single person, by deed from Harry T. Mitchell, VirginiA Ann Sager and Betty J. Miller of record in Book 8823, Page 722, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 8823, Page 725, said deed of trust was assigned to Chemical Mortgage Company by assignment of record in Book 9222, Page 148, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of M. Gerald Derstine by Joyce Hobbs as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1133 Kenwood Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 1995.

M. Gerald Derstine

M. Gerald Derstine, By: Joyce Hobbs, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 63489.04

David L Simms
Affiant

Sworn and subscribed before me on the 28th day of April, 1995.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

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 **Joyce Hobbs**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **M. Gerald Derstine**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of April, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: M. Gerald Derstine

TO: Jesse H. Simms, Marian G. Simms and David L. Simms

A F F I D A V I T 5682 05/02 0101 03CHECK 247.95

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

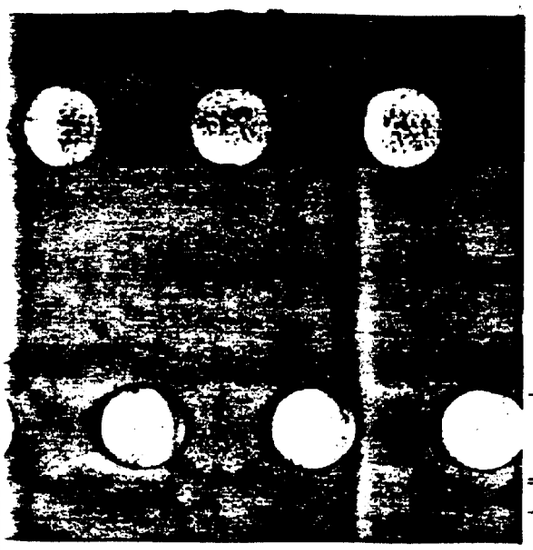
Joyce Hobbs, Affiant

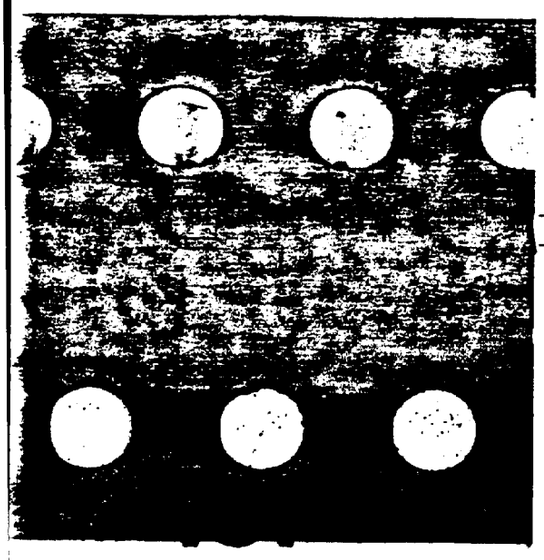
Sworn to and subscribed before me this
28th day of April, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





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

RECEIVED OF _____

FOR _____ BOOK 9661 PG 20

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 63489.04
CON TX 234.95
PRFEE 1.00
WDEED 12.00
TOTAL 247.95
CHECK 247.95

05/02/95 01 11:17 0001 6682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56858
IDENTIF. ↑ REFERENCE

95 MAY -2 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906105