WARRANTY DEED BOX #19B

G#95-5-28

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9676PG880

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,695.76

Gladys F. Shives Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
GLADYS F. SHIVES SIMS (NAME)	NORWEST MORTGAGE, INC. (NAME)	MAP 053-09
1418 Apache Lane (ADDRESS)	P. O. Box 1225 (ADDRESS)	PARCEL 083
Madison, TN 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28201 (CITY) (STATE) (ZIP)	FB #11D-94498

FOR AND IN 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~~ I, CHARAE KIRBY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLADYS F. SHIVES SIMS, A SINGLE WOMAN

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. 48-A on the Zone Lot Division of Lot No. 48 on the Plan of Kimbolton, Phase II, a Planned Unit Development, as of record in Book 6900, Page 918, amending Book 6900, Page 853, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charae Kirby, unmarried, by Deed from Joyce L. Phelps, unmarried, By and Through Duke Sutherland, Attorney-In-Fact, of record in Book 9101, Page 907, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Kimbolton of record in Book 7464, Page 969, and as amended in Book 7470, Page 126, and as made applicable to Phase II, in Book 7799, Page 50, said Register's Office; Restrictive Covenants contained in instrument of record in Book 6900, Page 918, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust executed by Joyce L. Phelps, unmarried, to Sovran Mortgage Corporation (now held by Norwest Mortgage, Inc.), in the original principal amount of $67,262.00, of record in Book 7871, Page 405, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1418 Apache Lane, Madison, TN 37115
(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 my hand this 17th day of May 19 95

Charae Kirby
CHARAE KIRBY

BOOK 9676 PG 881

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 CHARAE KIRBY, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood _____, Tennessee, this 17th day of May, 19 95.

Commission expires September 16, 1995

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

IDENTIF. + REFERENCE

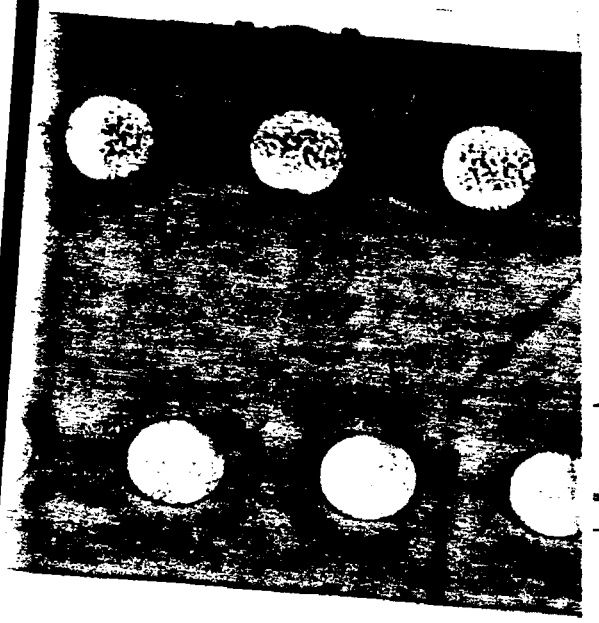
006245

95 MAY 19 PM 2:36

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

2882 05/19 0101 03CHECK

292.79



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

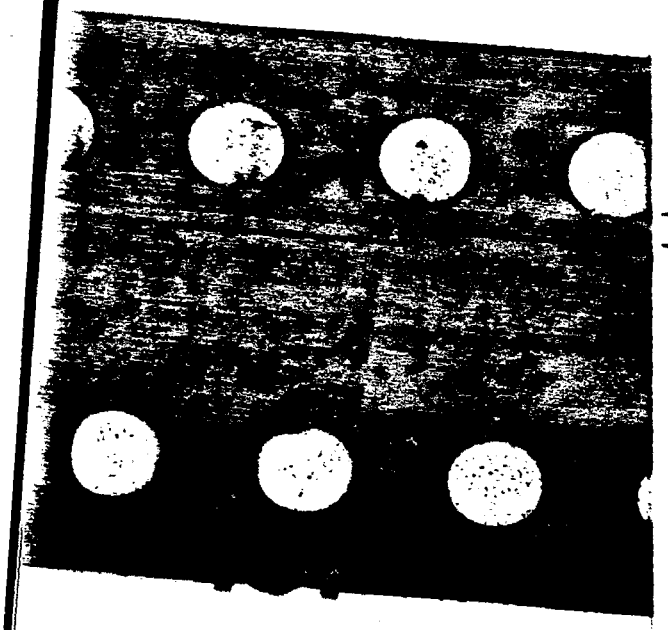
RECEIVED OF _____

FOR _____

BOOK 9676 PG 882

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 76695.76
CON TX 283.79
PRFEE 1.00
WDEED 8.00
TOTAL 292.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 292.79

05/19/95 01 14:38 0001 2882

00624511
IDENTIF. ↑ REFERENCE

95 MAY 19 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912231