0116599

This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

BOOK 9846 PG 831

95 NOV -2 AM 8:38 11-02 0101 03CHECK 441.90

NEW OWNER:
James F. & Patricia F. Scherer
7719 Old Harding Pike
Nashville, TN 37221

SEND TAX BILL TO:
Same

MAP & PARCEL:
142-02-0-024.00

WARRANTY DEED

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, **BRIAN C. SIMMONS**, Grantor, has bargained and sold and by these presents does transfer and convey unto **JAMES F. SCHERER and wife, PATRICIA A. SCHERER**, hereinafter called the Grantees, their 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. 40 on the Plan of Cross Timbers, Section II, as of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Brian C. Simmons, a single person, by deed from Gary R. Bonn and wife, Gina B. Bonn, of record in Book 9363, page 394, Register's Office of Davidson County, Tennessee.

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 GRANTOR does covenant with the said Grantees that he is lawfully seized 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;

1. 1995 County property taxes are a lien, now due and payable, with said taxes being prorated and being paid at closing.

2. Restrictive covenants contained in instrument of record in Book 4064, page 909; Book 4318, page 652; and Book 5425, page 362, RODC, TN.

3. All matters on the Plan of record in Book 3700, page 92, RODC, TN.

4. Subject to notes on Plan of record.

5. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTOR DOES FURTHER covenant and bind itself, his successors 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.

AND, AMIE SIMMONS, spouse of Grantor joins herein solely for the purpose of conveying any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.

This property is known as 7476 Stacy Drive, Nashville, TN 37221.

WITNESS OUR HANDS this 31st day of October, 1995, in Franklin, TN.

BRIAN C. SIMMONS

AMIE SIMMONS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Brian C. Simmons and Amie Simmons**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 2/20/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

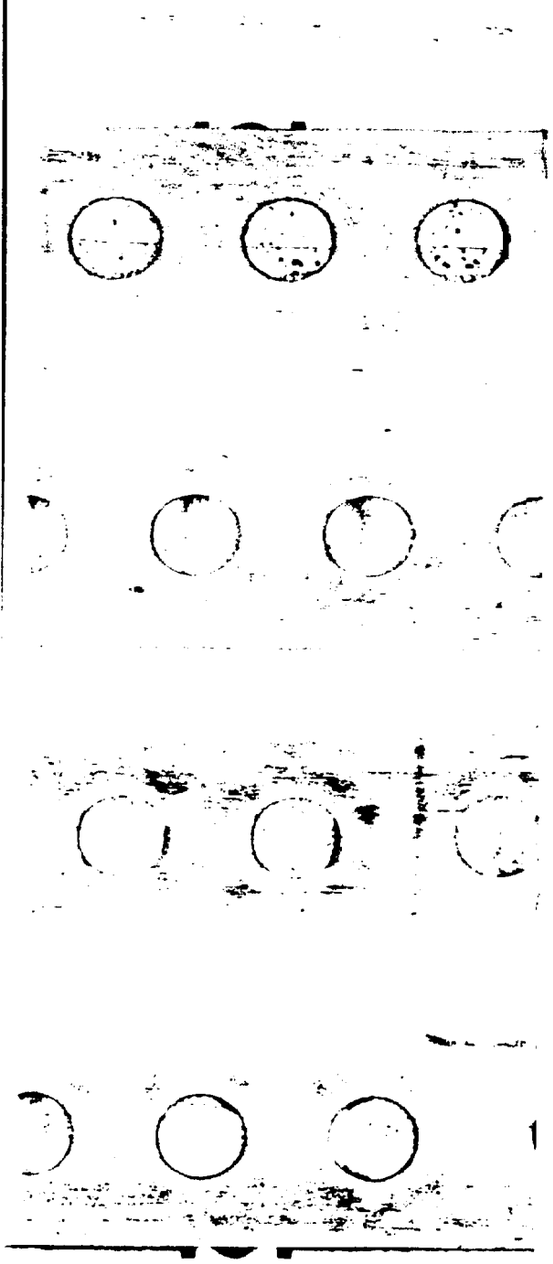
The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

AFFIANT

Sworn to and subscribed before me this 31st day of October, 1995.

NOTARY PUBLIC

My commission expires: 2/20/96



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

RECEIVED OF _____

FOR _____

BOOK 9846 PG 833

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	
				117000.00
			CON TX	432.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	441.90
			CHECK	441.90
11/02/95	01	08:22	0001	3644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118599
RECEIPT REFERENCE

95 NOV -2 AM 8:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 972280