This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9908PG924

ADDRESS NEW OWNER:
Robert Simoni
1070 Zophi Avenue
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Standard Federal Bank
2600 W. Big Beaver Road
Troy, MI 48084

MAP AND PARCEL:
MAP 72-6
PARCEL 196
15DA05190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Johnnie Hosfield, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert Simoni, unmarried , 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:

> BEING land in Davidson County, Tennessee, being Lot No. 38 on the Revised and Corrected Map of Subdivision of the Casper Zopfi Place, as of record in Book 547, Page 21 and 22, Register's Office for said County. Said Lot No. 38 fronts 50 feet on the southerly side of Zopfi Street and runs back between parallel lines 145 feet to an alley.
>
> Being the same property conveyed to Johnnie Hosfield , by deed from Leo T. Ladd and wife, Evelyn J. Ladd of record in Book 6500, Page 222, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Subject to all matters on Plan of record in Book 547, Page 21 and 22, Register's Office, Davidson County, Tennessee.

This is improved property known as 1070 Zophi Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Simoni, unmarried, their heirs and assigns, forever; and I, Johnnie Hosfield, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of December, 1995.

Johnnie Hosfield

0137949
IDENTIF. & REFERENCE

95 JAN -4 PM 12:57
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9908 PG 925

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Johnnie Hosfield, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of December, 1995.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 59,500.00.

AFFIANT

Subscribed and sworn to before me this 20th day of December, 1995.

NOTARY PUBLIC
My Commission Expires: NOTARY PUBLIC AT LARGE

My Commission Expires MAY 23, 1998

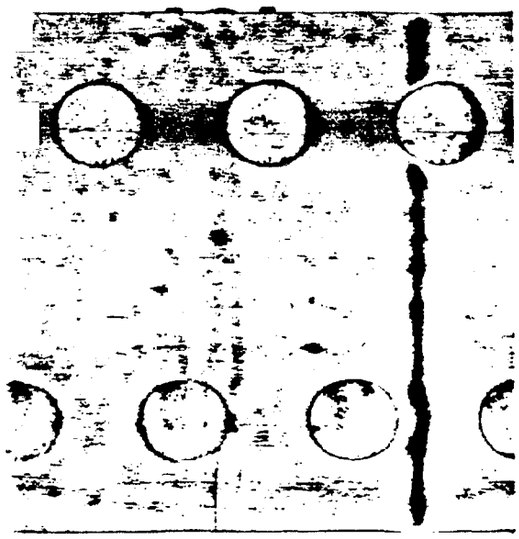
EXHIBIT "A"

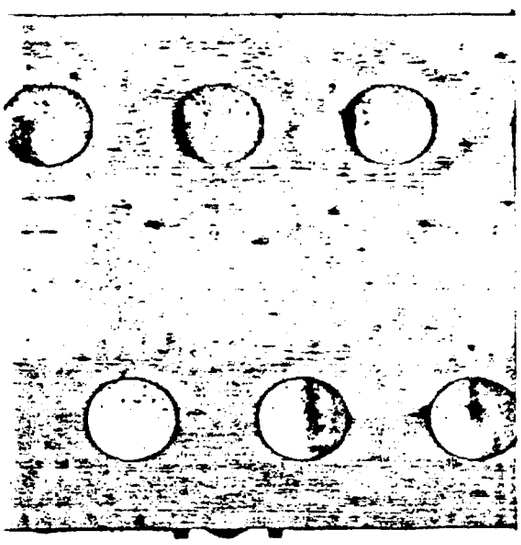
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Being the same property conveyed to the grantor by deed of even date being recorded simultaneously herewith.

BOOK 9908PG926

4656 01/04 0101 03CHECK 233.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9908 PG 927

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 59500.00
CON TX 220.15
PRFEE 1.00
WDEED 12.00
TOTAL 233.15
CHECK 233.15

01/04/96 01 12:59 0001 4656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137949
IDENTIF. # REFERENCE

96 JAN -4 PM 12:57

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 993015