26B

BOOK 9968 PG 218

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gregory A. Simmons 909 Bryant Court Antioch, TN 37013	Pacific Southwest Bank 4144 N.Central Expwy Suite 160 Dallas, Tx 75204	Map 148-12-0 Parcel 262.00

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Vicky Sue Leonard now known as Vicky Sue Leonard Honeycutt (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Gregory A. Simmons, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of ReSubdivision of Lot 15 and Section 19, Hazelwood, of record in Book 5210, Page 323, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Vicky Sue Leonard by Quitclaim Deed from Vicky Sue Leonard Fisher of record in Book 7253, Page 681, said Register's Office for Davidson County, Tennessee.

Vicky Sue Leonard, Vicky Sue Leonard Fisher and Vicky Sue Leonard Honeycutt are one and the same person.

This legal description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 909 Bryant Court, Antioch, Tennessee 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $75,500.00.

Gregory A Simmons
Affiant

Subscribed and sworn to before me this 29th day of February, 1996.

Notary Public

My Commission Expires 1-24-98

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of February, 1996.

Vicky Sue Leonard

VICKY/SUE LEONARD now known as
VICKY SUE LEONARD HONEYCUTT

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 **Vicky Sue Leonard now known as Vicky Sue Leonard Honeycutt**, 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 Nashville, Tennessee, this 29th day of February, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-24-98

0156789
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 10:21
FELIX A. MISCALL REGISTER
DAVIDSON COUNTY, TN.

4835 03/05 0101 03CHECK 288.35



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

RECEIVED OF _____

FOR _____

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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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35

03/05/96 01 10:22 0001 4835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156789
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 10:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012952