BOOK 10008 PG 94

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Atta Mae Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ATTA MAE WILSON (NAME)	CRESTAR MORTGAGE CORPORATION (NAME)	75-6-A-54CO
382 MONACO DRIVE (ADDRESS)	901 SEMMES AVENUE (ADDRESS)	04D-91516
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	RICHMOND, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND 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, STEVEN DECKER SIMMONS AND WIFE, HELEN K. SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ATTA MAE WILSON, 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:

A certain Condominium Apartment in DAVIDSON County, Tennessee, being Unit No. 27-B, on the Plan of PHASE 2, HERMITAGE VILLA CONDOMINIUMS, as set forth in Exhibit B to the Master Deed and By-Laws of record in Book 6623, page 595, Register's Office for DAVIDSON County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to STEVEN DECKER SIMMONS, by deed from Hillsboro Property Management Co., of record in Book 6795, page 697 and corrected in Book 7422, page 331, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of PHASE 2, HERMITAGE VILLA CONDOMINIUMS, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 6623, page 595; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

HELEN K. SIMMONS, wife of STEVEN DECKER SIMMONS, joins in to convey any interest she may have by reason of her marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 382 MONACO DRIVE, HERMITAGE, TN 37076
(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 our hand s this 4th day of April, 19 96

Steven Decker Simmons
STEVEN DECKER SIMMONS

Helen K. Simmons
HELEN K. SIMMONS

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 STEVEN DECKER SIMMONS AND WIFE, HELEN K. SIMMONS

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 4th day of April 19 96

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

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

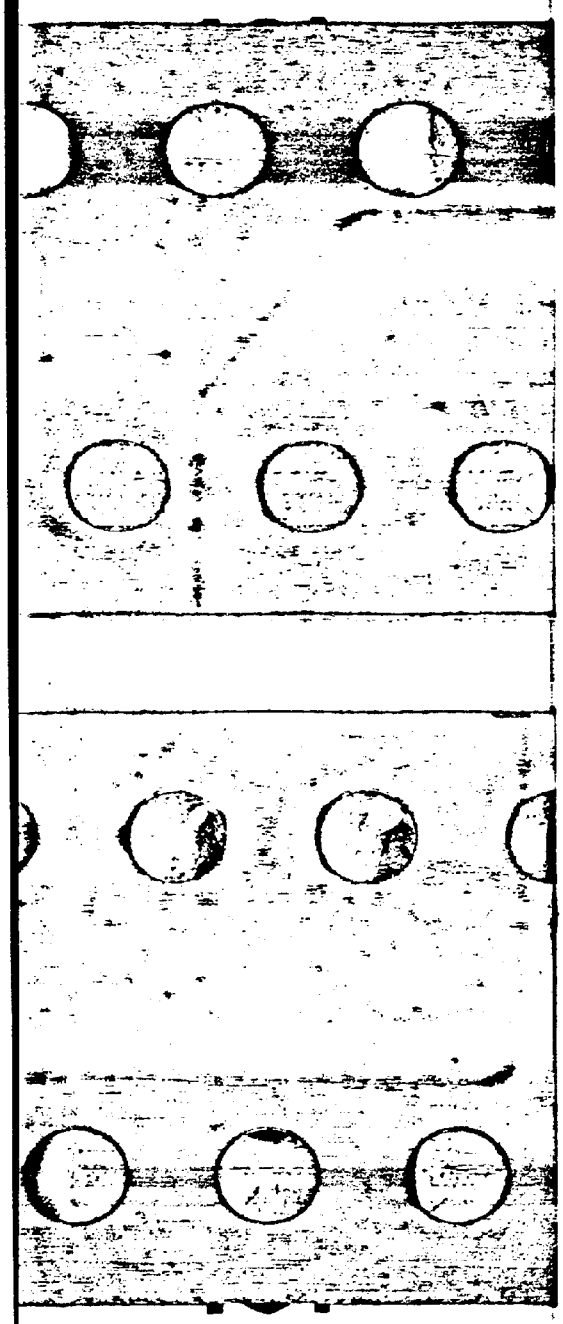
*** CONTINUATION

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0168912
IDENTIF. ↑ REFERENCE

96 APR -8 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7833 04/08 0101 03CHECK 157.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10008 PG 96

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00

04/08/96 01 15:44 0001 7833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168912
IDENTIF. ↑ REFERENCE

96 APR -8 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1025820