WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Phillip W. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 96

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Tisha C. Brewer
Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP W. WALKER (NAME)	EQUIVANTAGE (NAME)	Map & Parcel No.
237 TIMMONS STREET (ADDRESS)	P.O. BOX 4385 (ADDRESS)	119-4-88
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	HOUSTON, TX 77210-4385 (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, JONAS D. SIMMONS AND WIFE, DEBBIE GOODALL SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP W. WALKER AND WIFE, PAMELA P. WALKER

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 Lot No. 20 on the Plan of Woodbine Courts, Part I, Block "A", as of record in Plat Book 1130, page 39, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jonas Darryl Simmons and Debbie Goodall (now Simmons) by deed from Joan E. Barnfield, an unmarried person, of record in Book 8680, page 588, Register's Office for Davidson County, Tennessee.

Debbie Goodall and Debbie Goodall Simmons are one and the same person.

0179006 IDENTIF. ↑ REFERENCE

96 MAY -6 PM 1:38 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

EDB 05/06 0101 03C-ECK 238.00

This is improved (X) unimproved property, known as 237 TIMMONS STREET, NASHVILLE, TN 37211
(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 29th day of April 19 96

Jonas D. Simmons
JONAS D. SIMMONS

Debbie Goodall Simmons
DEBBIE GOODALL SIMMONS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JONAS D. SIMMONS AND WIFE, DEBBIE GOODALL 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 BRENTWOOD, Tennessee, this 29th day of April, 1996.

Commission expires 7/25/98

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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

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

RECEIVED OF _____

FOR _____

BOOK 10041 PG 465

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 61900.00
				CON TX 229.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 238.03
				CHECK 238.03
			05/06/96 01	13:43 0001 8583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179006
IDENTIF. # REFERENCE

96 MAY -6 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036601