BOOK 58

WARRANTY DEED

BOOK 10097 PG 286

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Jane Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June

Notary Public
My Commission Expires MAR 1 1999

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jane Simpson (NAME)	NEW OWNER (NAME)	MAP 103 6
5556-5558 Kendall Drive (ADDRESS)	P.O. Box 120532 (ADDRESS)	PARCEL 84
Nashville, TN 37209 (CITY) (STATE) (ZIP)	NASH, TN. 37212 (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, Lee G. Royce and wife, Rhoda R. Royce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Simpson, a single person

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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brookside Court, of record in Book 1424, page 145, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lee G. Royce and wife, Rhoda R. Royce by deed from William G. Foxall, Jr. and wife, Linda C. Foxall, of record in Book 6873, page 78, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Plat Book 1424, page 145; any and all retrictive covenants and/or easements of record in Book 5309, page 408 and Book 6325, page 661, running with the land, Shared Driveway Agreement of record in Book 8541, page 641, and taxes for the current year which have been prorated day of close and assumed by the Grantees.

0196274 IDENTIFICATION REFERENCE

96 JUN 25 AM 11:11 FILED & RECORDED REGISTER DAVIDSON COUNTY, TN.

7336 06/25 0101 03CHECK 316.10

This is unimproved ( ) improved (X) property, known as 5556-5558 Kendall Drive, Nashville, TN 37209
(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 20th day of June 19 96

Lee G. Royce

Lee G. Royce

Rhoda R. Royce

Rhoda R. Royce

BK 10097 PG 287

STATE OF SOUTH CAROLINA
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public ~~in and~~ for said County and State, the within named Lee G. Royce and wife, Rhoda R. Royce

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 South Carolina, ~~Tennessee~~, this 20 day of June 19 99

Commission expires 9-26-2000

Notary Public

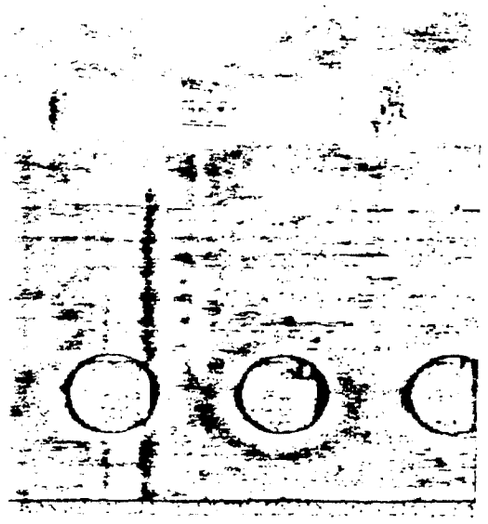
STATE OF TENNESSEE
COUNTY OF

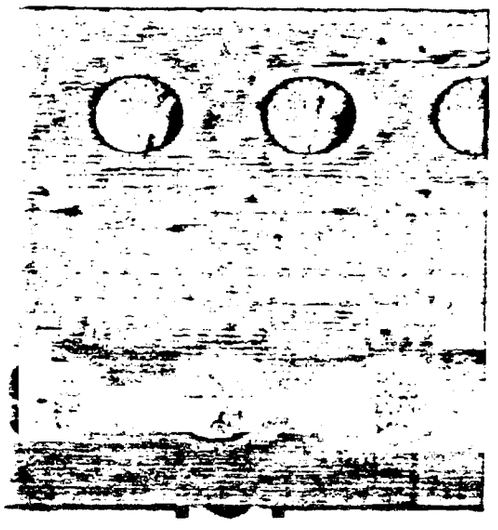
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 10097 PG 288

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

06/25/96 01 11:14 0001 7336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196274
IDENTIF. # REFERENCE

96 JUN 25 AM 11:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055105