Box 17

BOOK 10108 PG 122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,700.00

Thomas Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 96

Laurie A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Simmons (NAME)	Guaranty Trust Company (NAME)	MAP 50-7
1008 Trailwood Place (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 53
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	12D 88115

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, B & J Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Simmons and Teresa Greer

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. 208 on the Plan of, Village by the Creek, Section Eight, as of record in Plat Book 7900, page 669, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to B & J Builders, LLC by deed from Earheart Realty & Construction Company, Inc. of record in Book 10108, page 120, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9288, page 555, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1008 Trailwood Place, Nashville, TN 37207
(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 my hand this 28th day of June 19 96

B & J Builders, LLC
By: Butch Earheart, Manager
Butch Earheart, Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Butch Earheart and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager and _____ respectively of the B & J Builders, LLC the within named bargainor, and corporation, and that he as such Manager 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 Butch Earheart as such Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 28th day of June 1996.

My commission expires 11/22/97

Laura A. Blasley
Notary Public

0199501
REFERENCE
95 JUL -2 PM 1:50
REGISTER'S
FEE
$03.50





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

RECEIVED OF _____

FOR _____

BOOK 10108 PG 124

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 79700.00
				CON TX 294.39
				PRFEE 1.00
				WDEED 8.00
				TOTAL 303.39
				CHECK 303.39
			07/02/96 01	14:02 0001 0778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199501
IDENTIF. & REFERENCE

95 JUL -2 PM 1:58

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

No. 1058511