File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10108 PG 506

#13978

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHARLES R. SIMONS, JR. (NAME)	NEW OWNER (NAME)	116-7
200 Sunnyside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	117
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MORTON B. HOWELL AND WIFE, NANCY W. HOWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. SIMONS, JR. AND WIFE, MARY CATHERINE SIMONS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 3 on the Plan of Massey-Clements Subdivision, as of record in Plat Book 4175, page 146, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Morton B. Howell and wife, Nancy W. Howell by deed from Don J. Massey and wife, Yvonne W. Massey of record in Book 4456, page 544, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5457, page 475; and (3) All matters appearing on the plan of record in Plat Book 4175, page 146, Register's Office for Davidson County, Tennessee.

0199597

RECEIVED FOR RECORD
96 JUL -2 PM 2:57
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 200 Sunnyside Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of June, 19 96.

Morton B. Howell
MORTON B. HOWELL

Nancy W. Howell
NANCY W. HOWELL

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10108 PG 507

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORTON B. HOWELL AND WIFE, NANCY W. HOWELL with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of June, 19 96

My commission expires 11/20/98 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 645,000.00

Affiant

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

MY COMMISSION EXPIRES: 11/20/98 (AFFIX SEAL)

Notary Public

WARRANTY DEED

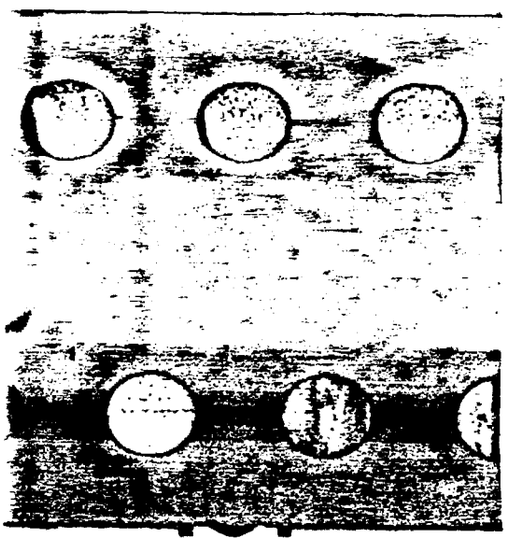
FROM
RTON B. HOWELL AND WIFE,
NCY W. HOWELL

TO
ARLES R. SIMONS, JR. AND
FE, MARY CATHERINE SIMONS

[illegible] 3878 07/02 [illegible]

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10108 PG 508

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 645000.00
				CON TX 2386.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2395.50
				CHECK 2395.50
			07/02/96 01	15:01 0001 0878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199597 IDENTIFICATION REFERENCE

96 JUL -2 PM 2:57

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 1058610