Box 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10121 PG 883

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Karl C. LaPointe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF July, 19 96.

John A. Kochan
NOTARY PUBLIC

My Commission expires: 11-22-97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Karl C. LaPointe, et ux	Terry Simmons	Map 61-14
(NAME)	(NAME)	
3722 Hilltop Lane	907 Emily Drive	Par. 164
(ADDRESS)	(ADDRESS)	
Nashville, Tenn. 37216	Goodlettsville, TN 37072	15DZ-05680
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 77,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TERRY SIMMONS AND WIFE, ELAINE SIMMONS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

KARL C. LAPOINTE AND WIFE, LAVONNA J. LAPOINTE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 118 on the Map of E. B. Craig's Subdivision of the Crownover Property on Gallatin Road, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry Simmons by deed from Daryl M. Adler, and unmarried person of record in Book 9757, page 759, said Register's Office.

Elaine Simmons joins in the conveyance of the above described realty for the purposes of conveying any and all rights in said realty acquired by virtue of her marriage to Terry Simmons.

This is unimproved ( ) improved (X) property, known as 3722 Hilltop Lane, Nashville, Tennessee. 37216
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 15th day of July, 19 96.

Terry Simmons
TERRY SIMMONS

Elaine Simmons
ELAINE SIMMONS

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 10121 PG 884

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Terry Simmons and Elaine Simmons, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of July, 19 96.

My Commission expires:
11-22-97

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

0203922

IDENTIFICATION REFERENCE

96 JUL 16 PM 2:

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

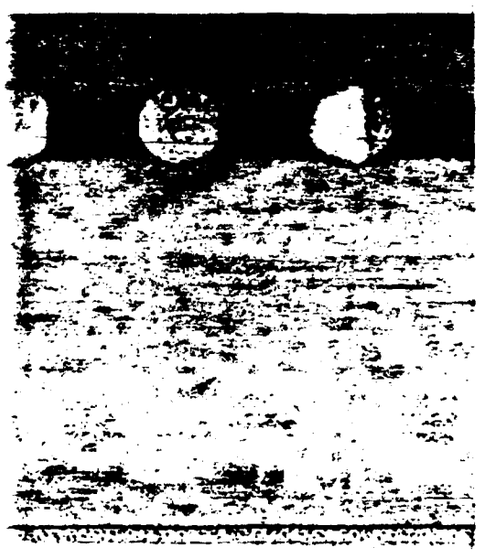
My Commission expires:

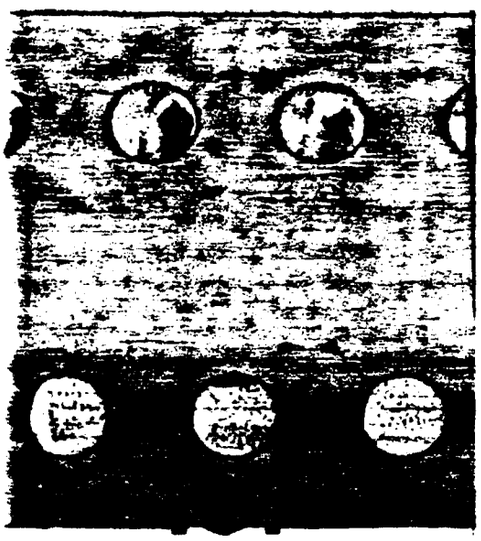
_____

Notary Public

37.1 0101 CHECK

293.90





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

RECEIVED OF _____

FOR _____

BOOK 10121 PG 885

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 77000.00
				CON TX 284.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 293.90
				CHECK 293.90
			07/16/96 01	09:30 0001 5618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203922
IDENTIF. ↑ REFERENCE

96 JUL 16 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063289