This instrument prepared by:
James Kelly Giffen
Attorney at Law
9724 Kingston Pike, Suite 107
Knoxville, Tennessee 37922-3387

This instrument was prepared from information furnished by the parties involved and the preparer makes no representation as to the status of the title or the accuracy of information.

Name and address of an owner:
Simpkins Family Partnership, L.P.
Attn: Martha Ann Moss, General Partner
1448 Queensbridge Road
Knoxville, Tennessee 37922

Name and address of the person or entity responsible for the payment of real property taxes:
Simpkins Family Partnership, L.P.
Attn: Martha Ann Moss, General Partner
1448 Queensbridge Road
Knoxville, Tennessee 37922

Property tax parcel identification number:
131-1-D-43

0229454
IDENTIF. & REFERENCE
MAIL ENV.
96 SEP 26 AM 10:07
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

This Warranty Deed is executed and delivered as of the 1st day of May, 1996, from STEVEN L. SIMPKINS, of Sullivan County, Tennessee ("Grantor"), to SIMPKINS FAMILY PARTNERSHIP, L.P., a Tennessee limited partnership ("Grantee").

WITNESSETH:

The Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Grantee the following described real estate ("Property") situated in the County of Davidson, State of Tennessee, to wit:

> Being Unit No. 43 as shown on the plat of Georgetown Apartments, a condominium of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449 % interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 7B.
>
> BEING a portion of the same property conveyed to Dorothy W. Dahlin, unmarried, and Donald W. Simpkins and wife, Martha A. Simpkins, by Georgetown of Nashville Limited Partnership, by Warranty Deed dated January 20, 1978, of record in Deed Book 5245, page 483, in the Register's Office for Davidson County, Tennessee. Donald W. Simpkins died intestate domiciled in Knox County, Tennessee, on July 4, 1990. See Affidavit of Heirship of record in Book 9989, page 351, in the Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants and restrictions set forth in Master Deed for 5025 Hillsboro Homeowners' Association, of record in Book 5211, page 325, and its attendant By-Laws of record in Book 5211, page 345, respectively, in the Register's Office for Davidson County, Tennessee and to all other applicable restrictions, easements and building set back lines as are shown of record in such Register's Office.

This conveyance is given subject to:

1. The terms and conditions of the Horizontal Property Act of Tennessee, and the above Master Deed and By-Laws.

2. Matters shown on Condominium Plat referred to above, together with easement for sanitary sewers and/or storm drainage improvement which were granted the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for said County.

This conveyance (and the term "Property") INCLUDES all hereditaments and appurtenances relating to the Property and all covenants and warranties running in favor of the Grantor relating to the Property. The Grantor does hereby release all claims to homestead and marital share relating to the Property.

This conveyance is made by the Grantor to the Grantee TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's heirs, executors, administrators, successors and assigns in fee simple forever.

And the Grantor, for itself, and for the Grantor's heirs, executors, administrators, successors and assigns, does hereby covenant with the Grantee, and the Grantee's heirs, executors, administrators, successors and assigns, that the Grantor is lawfully seized in fee simple title to the Property; that the Grantor has full right, power and authority to convey the Property; that the Property is free and clear from all liens and encumbrances except for a Deed of Trust of record in Book 5245, Page 485, Register's Office, Davidson County, Tennessee; and that the Grantor will forever warrant and defend the title and quiet possession of the Property against the lawful claims of all persons.

In this Warranty Deed any gender includes all other genders; the singular includes the plural; and the plural includes the singular.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first above written.

Steven L. Simpkins

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, Vickie G. Jones, a Notary Public in and for said State and County duly commissioned and qualified, Steven L. Simpkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of September, 1996.

Vickie G. Jones
Notary Public

VICKIE G. JONES NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 4-1-97

AFFIDAVIT

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $8,666.67.

Affiant

Subscribed and sworn to before me this 18th day of September, 1996.

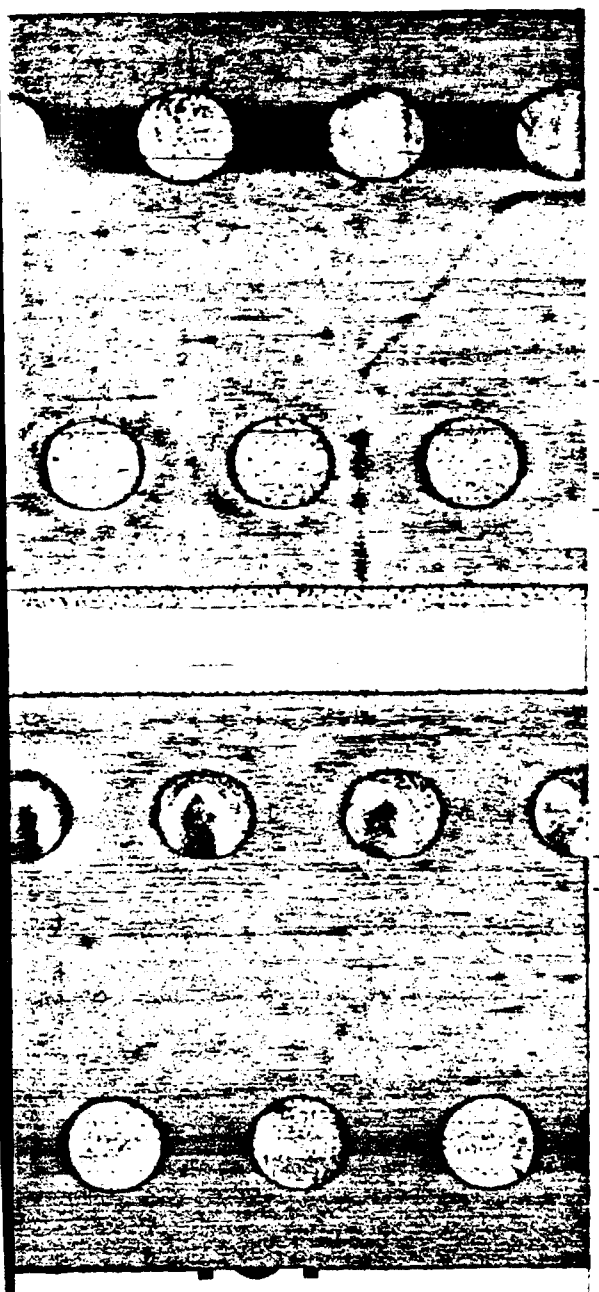
Vickie G. Jones
Notary Public

VICKIE G. JONES NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 4-1-97

09/20/96 0811 03CHECK 41-07

JBOW1\792
8/28/96, 9:53 am



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10203 PG 498

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	8666.67
CON TX	32.07
PRFEE	1.00
WDEED	8.00
TOTAL	41.07
CHECK	41.07

09/26/96 01 10:09 0001 2959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0229454

96 SEP 26 AM 10: 07

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

No.1035357