0271988 B0436 P0123

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

97 FEB 10 PM 3:49

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10346 PG 123

Name and Address of New Owner: **Ida D. Simpson** **531 Upsall Drive** **Antioch, Tennessee 37013**
Send Tax Bills To: **SunTrust Mortgage, Inc.** **P. O. Box 100100** **Atlanta, Georgia 30348**
Street Address of Subject Property: **Map-Parcel No:** **531 Upsall Drive** **Map 163-11-C** **Antioch, Tennessee 37013** **Parcel 12.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LARRY J. ADAMS AND WIFE, SARAH S. ADAMS,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **IDA D. SIMPSON,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revised Bell Forge Village III, Section Five, of record in Book 6900, page 632, as amended in Book 7524, page 552, and Book 7809, page 936, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Larry J. Adams and wife, Sarah S. Adams by deed from Frances Rorke and James G. Rorke and wife, Jean M. Rorke, of record in Book 8689, page 898, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. All matters shown on the Plan of record in Book 6900, page 632, as amended in Book 7524, page 552, and Book 7809, page 936, Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6040, pages 538-598, as supplemented in Book 6350, page 858, and amended in Book 6651, page 207, and in Book 7224, pages 209-240, said Register's Office; and

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7461, page 530, as amended in Book 7464, page 967 and in Book 7508, page 659, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 7th day of February, 1997.

Larry J. Adams
LARRY J. ADAMS

Sarah S. Adams
SARAH S. ADAMS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 7th day of February, 1997, before me personally appeared Larry J. Adams and wife, Sarah S. Adams, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE

J. Mitchell Morgan
Notary Public
My Commission Expires: 7/26/97

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

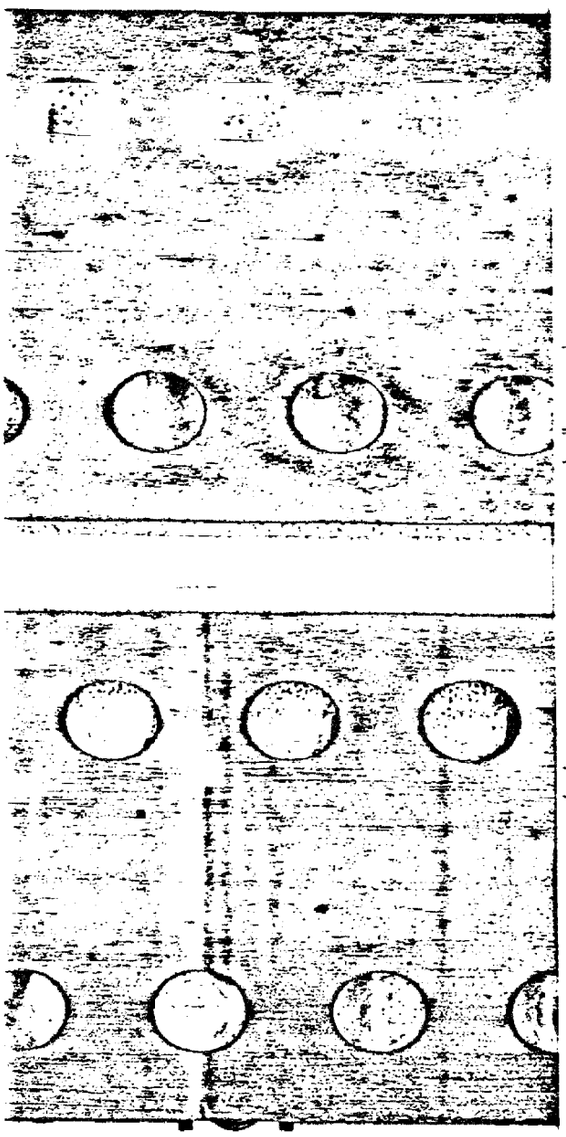
Ida H. Simpson
Affiant

Subscribed and sworn to before me, this the 7th day of February, 1997.

J. Michael Mougin
NOTARY PUBLIC

My commission expires: 7/24/97

5184 02/10 0101 03CHECK 346.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10346 PG 126

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 346.00
				CHECK 346.00
			02/10/97 01	15:52 0001 5184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271988
IDENTIF. & REFERENCE

97 FEB 10 PM 3:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 1115665