[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **31st** day of **March, 1997** between **The Estate of Carl B. Simpson** , GRANTOR, and **Briane S. Messer, unmarried**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 15 and the easterly 10 feet of Lot No. 14 on the Map of the re-subdivision of Eastdale Place, of record in Book 974, page 22, Register's Office for said County.

Said Lot No. 15 and part of Lot No. 14 adjoin and front together 75 feet on the southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Carl B. Simpson and wife, Flora B. Simpson by Warranty Deed from Simon Charles Willis and wife, Betty Lou Willis of record in Book 2453, page 502, Register's Office for Davidson County, Tennessee. Said Carl B. Simpson and Flora B. Simpson having both passes away. Carl B. Simpson having survived Flora B. Simpson. Carl B. Simpson leaving a Last Will and Testament of record in the Probate Court of Davidson County, Tennessee of record in Docket No. 96-P1856. Last Will and Testament leaving said property to his two childern, Catherine Virginia Pierce and William Randolph Simpson.

Subject to all matters of record in Book 974, page 22, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

5373 04/03 0101 03CHECK 282.80

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, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set its hand and seal this day and year first above written.

WITNESSES

The Estate of Carl B. Simpson

Catherine Virginia Pierce

Catherine Virginia Pierce, Heir

William Randolph Simpson

William Randolph Simpson, Heir

02907844
IDENTIFICATION REFERENCE

97 APR -3 PM 2:57
REGISTER
DAVIDSON COUNTY, TN

BOOK 10405 PG 412

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Catherine Virginia Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her/self to be the Heir of the The Estate of Carl B. Simpson, and that he/she as such Heir executed the foregoing instrument for the purpose therein contained by signing the name of the by him/herself as Heir. Witness my hand and official seal this31st day of March, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn before me this 31st day of March, 1997

NOTARY PUBLIC

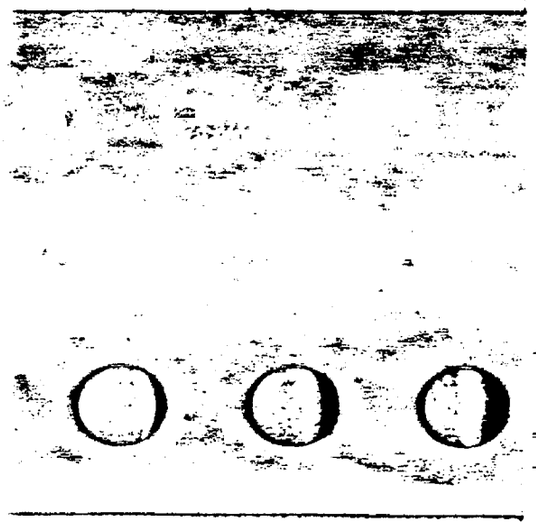
MY COMMISSION EXPIRES: 5/23/98

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Briane S. Messer
1304 Plymoth Avenue
Nashville, TN 37216

Send Tax Bills To:
Century Mortgage Corp.
Two International Blvd., Su. 507
Nashville, TN 37217

Map & Parcel No.
Map: 060 Group: 12 Parcel: 106.00



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

RECEIVED OF _____

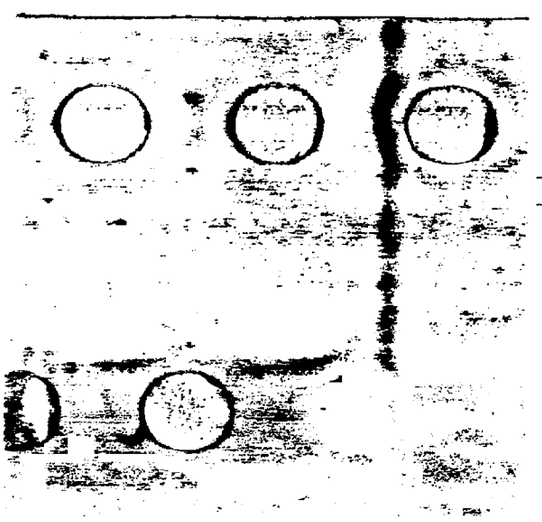
FOR _____

BOOK 10405 PG 413

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.80
				CHECK 282.80
			04/03/97 01	15:01 0001 5373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0290784
IDENTIF. # REFERENCE

97 APR -3 PM 2:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1135623