FILE BOX 43

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE BOOK 10425 PG 812
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Daniel J. Simpkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 97

Zana C. Petty
Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Simpkins (NAME)	First American National Bank (NAME)	MAP 72-7
1407 Kirkland Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 110
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Franklin E. Davenport and wife, Sue C. Davenport

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Simpkins, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING parts of Lots 14 and 15, Map of R.M. Dudley's Subdivision of a 30-Acre Tract on Williams Ferry Road as recorded in Book 974, page 8, and part of Lots 16, 17 & 18 L.A. Warren's Resubdivision of Block C, R.M. Dudley's Subdivision as recorded in Book 843, page 102, Register's Office for Davidson County, Tennessee, described according to a survey made by Campbell Surveying Company, Inc., dated November 7, 1988, as follows:

BEGINNING at a concrete monument in the southerly margin of Kirkland Avenue, thence south 230 feet to the northerly line of Lot 12; thence east 80 feet to an iron pin; thence north 258.5 feet to a point in the southerly margin of Kirkland Avenue, thence along the southerly margin of Kirkland Avenue 84 feet to the point of beginning. Included in this description in the northerly portion of the lot between the TVA easement and the present margin of Kirkland Avenue which has insured to the benefit of the holder of the Fee Title by adverse possession, such tract having been openly and notoriously held since 1930.

BEING the same property conveyed to Franklin E. Davenport and wife, Sue C. Davenport by deed from Secretary of Housing and Urban Development, of record in Book 9762, Page 625, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 1407 Kirkland Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 16th day of April 19 97

Franklin E. Davenport

Franklin E. Davenport

Sue C. Davenport

Sue C. Davenport

BOOK 10425 PG 513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin E. Davenport and wife, Sue C. Davenport

the bargainor S with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 16th day of April, 1997.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

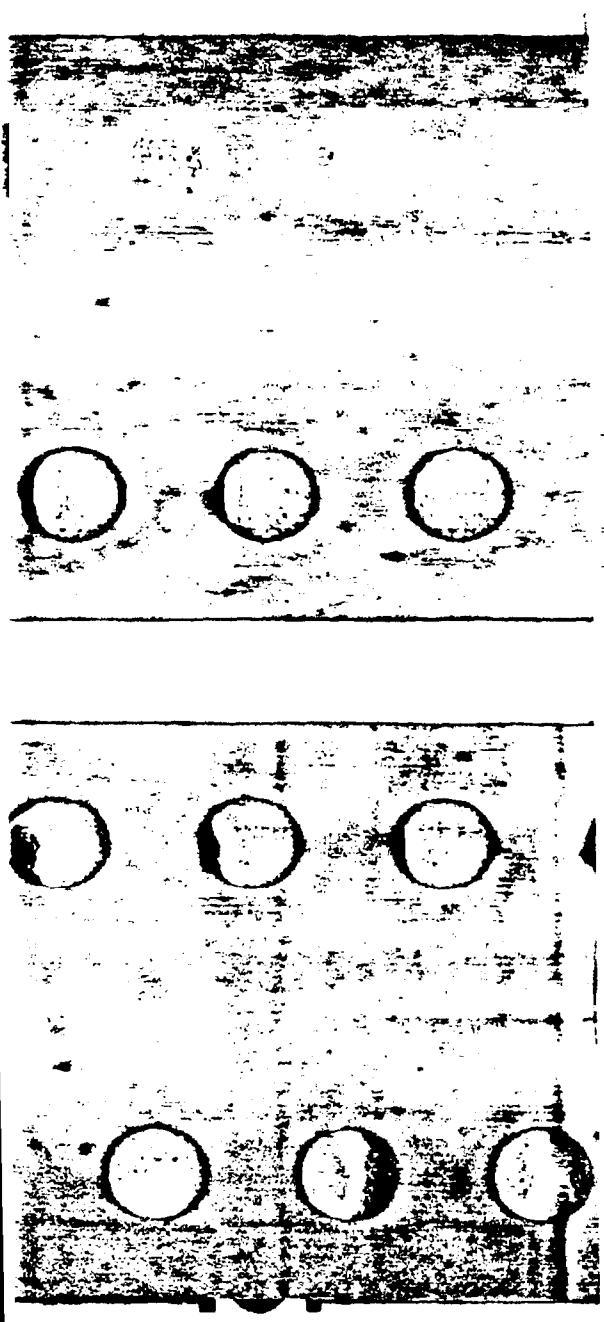
My commission expires _____

Notary Public

2417 04/23 0101 03HEDI 284.50

029074

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10425 PG 814

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

04/23/97 01 11:41 0001 2417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0297074

97 APR 23 PM 11:12

No. 1142545