WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 878,665.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 97

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Gibbs, Trustee	Frank B. Sheffield, Jr.	MAP 116-7
(NAME)	(NAME)	
200 Sunnyside Drive	200 Sunnyside Drive	PARCEL 117
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37205	
(CITY) (STATE) (ZIP)	(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, Charles R. Simons, Jr. and wife, Mary Catherine Simons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Gibbs, Trustee with full power to sell, assign, transfer, convey, mortgage and encumber without the joinder of any beneficiary

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Massey-Clements Subdivision, of record in Plat Book 4175, page 146, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Simons, Jr. and wife, Mary Catherine Simons, by deed from Morton B. Howell and wife, Nancy W. Howell, of record in Book 10108, page 506, said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 146, said Register's Office; and (c) boundary easement agreement of record in Book 5457, page 475, said Register's Office, all right, title and interest of Grantors in said agreement having been conveyed to Grantee herewith.

unimproved ( )
This is improved (X) property, known as 200 Sunnyside Drive, Nashville, Tennessee 37205
(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 28th day of August, 19 97

Charles R. Simons, Jr.

Mary Catherine Simons, by Charles R. Simons
Attorney in Fact

BOOK 10586 PG 816

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 Charles R. Simons, Jr.

the 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 and official seal at Nashville, Tennessee, this 28th day of August, 1997.

Commission expires 5-27-2001

Notary Public

~~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 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~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of August, 1997, before me personally appeared Charles R. Simons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Catherine Simons and acknowledged that he executed the same as the free act and deed of Mary Catherine Simons.

WITNESS my hand and seal this 28 day of August, 1997.

My Commission Expires:

5-27-2001

Notary Public

2513 08/29 0101 03CHECK 3257.62

MAIL ENV.

97 AUG 29 AM 10:36

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

013427 81

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10586 PG 817

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	
				878005.00
			CON TX	3248.62
			PRFEE	1.00
			WDEED	8.00
			TOTAL	3257.62
			CHECK	3257.62
08/29/97	01	10:35	0001	2513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0342781
IDENTIFICATION REFERENCE

97 AUG 29 AM 10:36

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

No. 1192015