Box 50-7

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville TN 37203
Return to Box 50-B

BOOK 10638 PG 872

ADDRESS NEW OWNER:
Homer S. Simpkins
Dorothy J. Simpkins
3206 Alpine Avenue
Nashville, Tennessee 37218

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 70-9
PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Randal S. Bennett and Sherry D. Fellers, Co-Executors, Charles B. Bennett, Howard T. Bennett, Johnny W. Bennett, Helen Price, David R. Bennett, Sandra Carrington, heirs at law, Under the Last Will and Testament of George L. Bennett, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Homer S. Simpkins and Dorothy J. Simpkins, as Tenants in common with a right of Survivorship, 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 part of Lot No. 20 on the plan of Alpine Terrace Subdivision of record in Plat Book 421, page 131, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to G.L. Bennett and wife, A.E. Bennett of record in Book 1368, page 258, said Register's Office for Davidson County, Tennessee. The said George L. Bennett and A.E. Bennett both being deceased, and the said A.E. Bennett having predeceased George L. Bennett. Property now vested Charles B. Bennett, Howard T. Bennett, Johnny W. Bennett, Helen Price, David R. Bennett, Randal S. Bennett, Sandra Carrington, Sherry D. Fellers by Probate of Last Will and Testament of record in Will Book 411, page 100, said Register's Office.

THIS IS NOT THE USUAL PLACE OF RESIDENTS OF ANY OF THE GRANTORS HEREIN.

This is improved property known as 3206 Alpine Avenue, Nashville, TN 37218.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

Subject to 1998 property taxes which are not yet due and payment.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Homer S. Simpkins and Dorothy J. Simpkins, as Tenants in common with a right of Survivorship, their heirs and assigns, forever; and we, Randal S. Bennett and Sherry D. Fellers,

Co-Executors, Charles B. Bennett, Howard T. Bennett, Johnny W. Bennett, Helen Price, David R. Bennett, Sandra Carrington, heirs at law, Under the Last Will and Testament of George L. Bennett, deceased, do covenant with the 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 said Grantee, 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.

Witness our hands this the 3rd day of October, 1997.

Randal S. Bennett, Co-Executor

Sherry D. Fellers, Co-Executor

Randal S. Bennett, Individually

Sherry D. Fellers, Individually

Charles B. Bennett

Howard T. Bennett

By Randal S. Bennett
Randal S. Bennett, Attorney-In-Fact

Johnny W. Bennett

By: Randal S. Bennett
Randal S. Bennett, Attorney-in Fact

David R. Bennett

By: Randal S. Bennett
Randal S. Bennett, Attorney-In-Fact

Helen Price

Sandra Carrington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10638 PG 874

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randal S. Bennett and Sherry D. Fellers, Co-Executors, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:
Sept 23, 2000

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randal S. Bennett and Sherry D. Fellers, individually, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:
Sept 23, 2000

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles B. Bennett, Helen Price and Sandra Carrington, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:
Sept 23, 2000

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Randal S. Bennett with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact of Howard T. Bennett, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:
Sept 23, 2000

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

7523 10/07 0101 03CHECK 113.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Randal S. Bennett with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact of Johnny W. Bennett, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:
Sept 23, 2000

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Randal S. Bennett with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact of David R. Bennett, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:
Sept 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10638 PG 876

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

Dorothy J. Simpkins
AFFIANT

Subscribed and sworn to before me this 3rd day of October, 1997.

R. L. MOORE NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

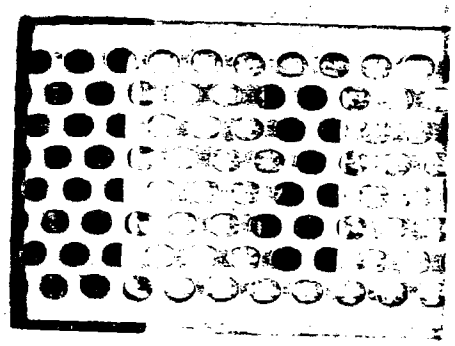
Sept. 23, 1998

0356832

IDENTIFICATION REFERENCE

97 OCT -7 PM 4:16

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



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

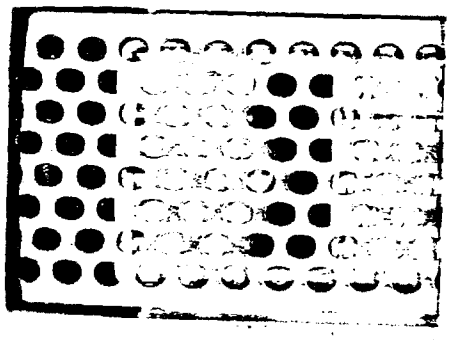
RECEIVED OF _____

FOR _____

BOOK 10638 PG 877

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 20.00
~~TOTAL 113.50~~
~~CHECK 113.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/07/97 01 16:17 0001 7523

0356832
IDENTIF. # REFERENCE

97 OCT -7 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206859