WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36187)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 19 97

Notary Public

MY COMMISSION EXPIRES 1-1-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edward Simpson (NAME)	same (NAME)	83-2-260
P.O. Box 120532 ~~405 Scott Avenue~~ (ADDRESS)	(ADDRESS)	27W-4810
Nashville, TN ~~37206~~ 37212 (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, Patrick L. Coomes, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Simpson, Married

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 Nos. 1 and 2 on the unrecorded plan of a resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the westerly margin of Scott Avenue 300.0 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property conveyed by W.B. Sneed and wife, to E.H. Civils, Jr., by deed recorded in Book 766, Page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155.0 feet to the easterly line of H.A. Howe property; thence with said Howe's easterly line, northwardly 60.0 feet; thence eastwardly 155.0 feet to the westerly margin of Scott Avenue; thence with same, southwardly 60.0 feet to the beginning.

BEING the same property conveyed to Patrick L. Coomes by deed from Martha H. Fontenay and Margarethe L. Fontenay and C.H. Blake Fontenay of record in Book 7880, Page 758, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

~~unimproved~~ ( )
This is ~~unimproved~~ X property known as 405 Scott 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 my hand this 26th day of November, 19 97

Patrick L Coomes by JA/AH attorney in fact

Patrick L. Coomes ~~by Melody or~~ BY John Alford as his attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10701 PG 503

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 Patrick L. Coomes

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 26th day of November 19 97.

Commission expires: _____

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 _____ oaths 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

State of Tennessee
County of DAVIDSON

On this the 26TH day of NOVEMBER, 1997, before me personally appeared JOHN ALFORD to me known to be the person who executed the foregoing instrument in behalf of PATRICK L. COOMES as HIS Attorney in Fact, and acknowledged that _____ executed the same as the free act and deed of the said PATRICK L. COOMES.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 26TH day of NOVEMBER, 1997.

ADAM L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

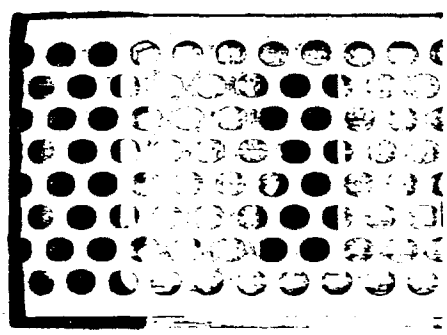
Notary Public

My Commission Expires:
11/28/98

0374668
IDENTIFICATION REFERENCE

97 DEC -1 PM 1:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5168 12/01 0101 03CHECK 234.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10701 PG 504

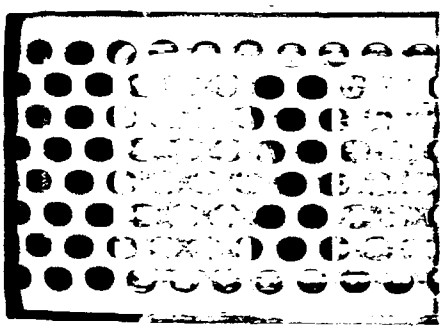
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	--	PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT $1000.00
CON TX 225.70
PRFEE 1.00
WREEB 8.00
TOTAL 234.70
CHECK 234.70

12/01/97 01 13:20 0001 5168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0374668

IDENTIF. # REFERENCE

97 DEC -1 PM 1:25

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

No. 1226002