WARRANTY DEED

BOOK 10730 PG 853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: May 16, 1999 (AFFIX SEAL)

TERESA L. BOARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Boyd A. Simmons (NAME)	Mr. + Mrs. Boyd A. Simmons (NAME)	131-01-072
2234 Castleman Drive (ADDRESS)	6204 Melbourne Dr. (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville TN 37215 (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, Rose P. Felknor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyd A. Simmons and wife, Ethel Simmons

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, TN, being Lot No. 27 on the Plan of B.N. Stammer Subdivision, of record in Book 1424, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen A. Felknor and wife, Rose P. Felknor by deed from Clyde D. Smith and wife, Dorothy F. Smith of record in Book 1680, Page 589, Register's Office for Davidson County, TN. Allen A. Felknor having since died leaving Rose P. Felknor as surviving tenant by the entirety.

Subject to any and all restrictions and easements and all matters shown on the plan of record.

97 DEC 22 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0302035

unimproved ( )
This is improved (X) property, known as 2234 Castleman Drive, Nashville, TN 37218
(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 22nd day of December 19 97

Rose P. Felknor
Rose P. Felknor

41 RECEIPT # 97 0101 03CHECK 467.80

BOOK 1730 PG 854

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose P. Felknor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of December, 19 97

Commission expires May 16, 1999

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires: 5-16-99

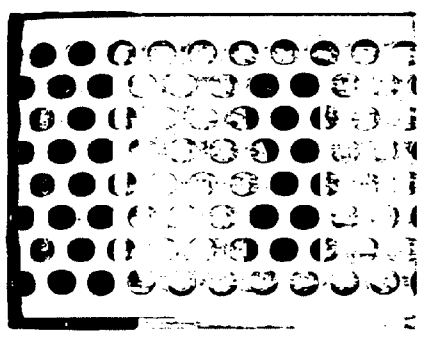
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10730 PG 855

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

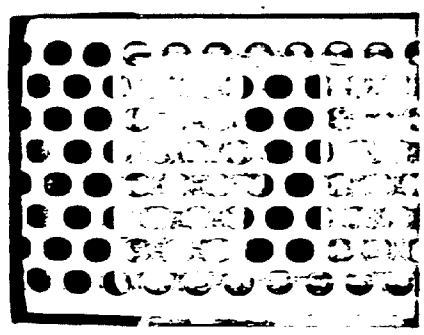
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
124000.00
CON TX 458.80
PRFEE 1.00
WDEED 8.00
TOTAL 467.80
CHECK 467.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/22/97 14:26 0001 4183



03282835
IDENTIFICATION

97 DEC 22 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1234904