Box 17

BOOK 10939 PG 703

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Charles B. Devault 5002 Cypress Drive Nashville, TN 37211	Source One Mtg. Services Corp. P.O. Box 9090 Farmington Hills, MI 48333	Map 148-13 Parcel 132

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged

Louise Simpson, Bobby Simpson, Jr., Terry Simpson, Mark Simpson, Michael Simpson, Teena Simpson Smith and Jay Max Simpson, the heirs at law of Vester B. Simpson, Sr., deceased,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Charles B. DeVault and wife, Jolene Dawn DeVault

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 59 on the plan of Fairlane Park, of record in Book 2331, page 108, Register's Office for said County.

Said Lot No. 59 fronts 80.0 feet on the easterly margin of Cypress Drive and extends back 156.2 feet on the northerly line and 147.2 feet on the southerly line to a dead line in the rear, measuring 80.00 feet thereon.

Being the same property conveyed to Vester B. Simpson, Sr. by deed from Mark A. Simpson and wife, Katherine J. Simpson of record in Book 7167, page 515, Register's Office for Davidson County, TN. The said Vester B. Simpson, Sr. having since died and his heirs at law being Louise Simpson, Bobby Simpson, Jr., Terry Simpson, Mark Simpson, Michael Simpson, Teena Simpson Smith and Jay Max Simpson.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 2498, page 571, said Register's Office.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 hands this 15th day of May, 1998.

Louise Simpson
LOUISE SIMPSON

Vester Bobby Simpson Jr
BOBBY SIMPSON, JR.
Bobby Simpson, Jr. & Vester Bobby Simpson, Jr. are one and the same person

Mark A. Simpson
MARK SIMPSON
Mark Simpson & Mark A. Simpson are one and the same person

Michael Simpson
MICHAEL SIMPSON

Teena Simpson Smith
TEENA SIMPSON SMITH

Jay M Simpson
JAY MAX SIMPSON
Jay Max Simpson and Jay M. Simpson are one and the same person

Terry Simpson by Louise Simpson Atty. in fact
TERRY SIMPSON
by Louise Simpson by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise Simpson, Mark Simpson, Bobby Simpson, Jr., Michael Simpson, Teena Simpson Smith and Jay Max Simpson, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 1998.

My Commission Expires:
11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 15, 1998, before me personally appeared Louise Simpson to me known to be the person who executed the foregoing instrument in behalf of Terry Simpson and acknowledged that she executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 1998.

My Commission Expires:
11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $70,900.00.

Charles B DeJarnette
AFFIANT

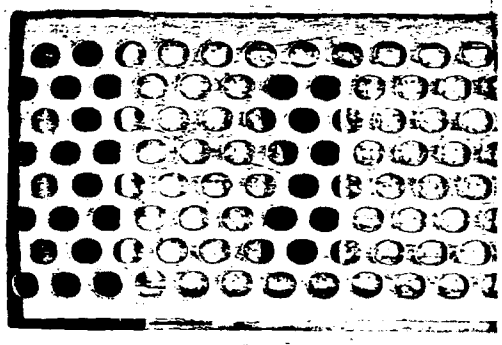
Subscribed and sworn to before me this 15th day of May, 1998.

My Commission Expires:
11/24/2001

LAURI A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lauri A. Beasley
NOTARY PUBLIC

04 40286
IDENTIFICATION REFERENCE
98 MAY 20 PM 1:39
REGISTER
DAVIDSON COUNTY, TN.
2825 05/20 0101 03CHECK 275.



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

RECEIVED OF _____

FOR _____

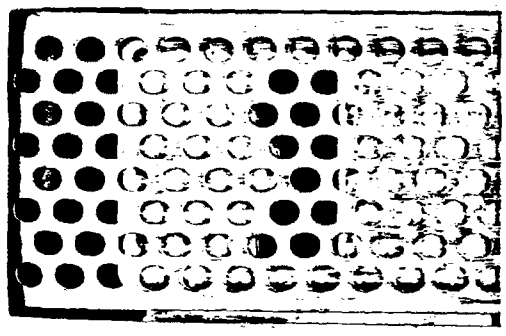
BOOK 10939 PG 706

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

MAMT 70900.00
ERR CO
MAMT 70900.00-
CAMT 70900.00
CON TX 262.33
PRFEE 1.00
WDEED 12.00
TOTAL 275.33
CHECK 275.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0440286
IDENTIF. & REFERENCE

98 MAY 20 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1295806