40-A

BOOK 11002 PAGE 739

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 98

Notary Public

MY COMMISSION EXPIRES: [illegible] 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri L. Simpson (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 108-04
2908 Blackwood Drive (ADDRESS)	P. O. Box 305110 (ADDRESS)	GROUP A
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	PARCEL 54.00

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, Leon Sharber, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri L. Simpson

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 Lot No. 25 on the Plan of Villagesof Larchwood, Phase II, Section 1, a Planned Unit Development of record in revised Plat Book 9700, Page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 10049, Page 611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

0457924

IDENTIF. & REFERENCE

98 JUL -1 PM 4:34

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN.

unimproved (
This is improved (X) property, known as 2908 Blackwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*of joinder of any trustor or beneficiary of said trust

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 30th day of June 1998

Leon Sharber, Trustee

Leon Sharber, Trustee

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Sharber, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement of joinder of any trustor or beneficiary of said trust 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 30th day of June 19 98.

Commission expires ~~February 27, 2001~~ 5-11-02

Delaina D. Davis

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires 5-11-02

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in 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

8707 07/01 0101 03CHECK 458.70

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

RECEIVED OF _____

FOR _____

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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 121000.00
CON TX 447.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 458.70
CHECK 458.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8707

0457924
IDENTIF. # REFERENCE

98 JUL -1 PM 4:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1314484