Box 50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11139 PAGE 672

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 23,391.26
Kimeka M. Collins
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September 19 98
June E. Atkinson
Notary Public
MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

JUNE ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimeka M. Collins (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 41-15
1322 Bellshire Terrace Drive (ADDRESS)	P.O. Box 100100 (ADDRESS)	PARCEL 0077
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Atlanta, GA 30348 (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, John A. Simmons and wife, Norma Jean Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimeka M. Collins, an unmarried person

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 Cosunty, Tennessee, being Lot No. 15-A, on the Plan of Bellshire Terrace, Section 1, Phase 2, of record in Plat Book 6900, page 474, Zone Lot Plan, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John A.Simmons and wife, Norma Jean Simmons by deed from David M. Savage and wife, Pamela A. Savage of record in Book 9193, page 699, said Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Bank in Nashville of record in Book 9198, page 702, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transfered to the said Grangee.

98 OCT -2 PM 2:30
D.D. GARRETT REGISTER
DAVIDSON COUNTY, TN.

0495434
IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 1322 Bellshire Terrace Drive, Nashville, Tennessee 37207
(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 our hand s this 28 day of September 19 98

John A. Simmons

Norma Jean Simmons

981302 10/01/98 08:01 00:CHECK
97.55

BOOK 11139 PAGE 673

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Simmons and wife, Norma Jean Simmons

the bargainor s, 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 Inglewood, California, this 29th day of September, A.D. 19 98.

Commission expires _____

GODWIN T. UTOMAKILI
Commission #1054960
Notary Public — California
Los Angeles County
My Comm. Expires Apr 17, 1999

Notary Public

STATE OF ~~TENNESSEE~~ CA
COUNTY OF

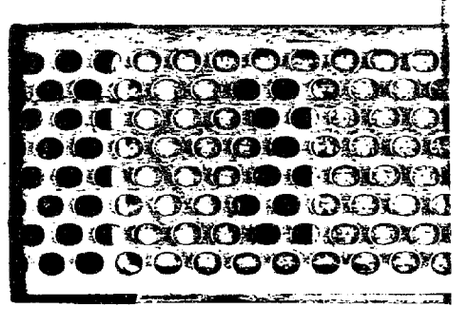
Before me, Godwin UTomaKili a Notary Public within and for the State and County aforesaid, personally appeared John Simmons and Norma Simmons and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named 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 Inglewood, CA on this the 29th day of September 1998.

My commission expires April 17, 1999

Notary Public

GODWIN T. UTOMAKILI
Commission #1054960
Notary Public — California
Los Angeles County
My Comm. Expires Apr 17, 1999



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

RECEIVED OF _____

FOR _____

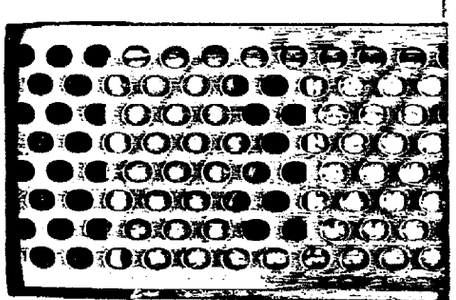
BOOK 11139 PAGE 674

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 86.55~~
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 11.00
CHECK 11.00
10/02/98 01 14:32 0001 8813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0495434
IDENTIF. ↑ REFERENCE

98 OCT -2 PM 2:30
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

VOID
~~CAMT 86.55~~
CAMT 23391.26
CON TX 86.55
TOTAL 86.55
CHECK 86.55
10/02/98 01 14:33 0001 8814

Total # 97.55

No. 1354096