22

WARRANTY DEED

BOOK 11141 PAGE 819

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,800.00

Donna H. Seaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 05/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

$1.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAA M. LOTT (NAME)	GMAC MORTGAGE CORPORATION (NAME)	56-0-31
6101 BRESSLYN ROAD (ADDRESS)	100 WITMER ROAD, P. O. BOX 963 (ADDRESS)	13D-39160
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	HORSHAM, PA 19044 (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, WILSON SIMS AND WIFE, LINDA BELL SIMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAA M. LOTT AND HUSBAND, PHILLIP DALE LOTT

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the same property conveyed to WILLIAM R. HYDE, by deed from Wellington G. Hyde, of record in Book 54, page 47, Register's Office for DAVIDSON County, Tennessee. SAID part of property was then conveyed to WILSON SIMS, by Final Decree, CHANCERY COURT, PART I, NASHVILLE, TENNESSEE, of record in Book 4894, page 493, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

LINDA BELL SIMS, WIFE OF WILSON SIMS, JOINS IN TO CONVEY ANY INTEREST SHE MAY HAVE BY REASON OF HER MARITAL STATUS IN SUBJECT PROPERTY.

SOURCE OF DESCRIPTION: Survey dated September 29, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

unimproved (X)
This is improved ( ) property, known as AC +- PECAN VALLEY ROAD, 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 19th day of September 19 98

Wilson Sims
WILSON SIMS

Linda Bell Sims
LINDA BELL SIMS

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 WILSON SIMS + wife, Linda Bell Sims

the bargainor 5 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 19th day of September 19 98.

Commission expires 9-29-2001

Michael E. Collie
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 _____ 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

98 OCT -5 PM 12:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0495968

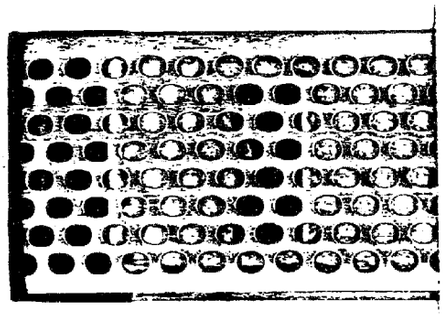
EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, and being more particularly described according to a Mortgage Loan Inspection by JOHN KOHL & COMPANY, P.C., dated September 29, 1998, as follows:

BEGINNING at a point in the northerly margin of a creek at the common front corner of the Dorris Perry Property and being the Northeast corner of the herein described property; thence crossing said creek, South 27 degrees 08 minutes 20 seconds East 26.50 feet to a point; thence North 85 degrees 31 minutes 46 seconds East 748.60 feet to a point; thence with the Charles Ray McClelland line, South 43 degrees 47 minutes 51 seconds West 883.36 feet to a point in the John B. Mosley line; thence with the line of Mosley, North 26 degrees 12 minutes 09 seconds West 595.45 feet to a point in the northerly margin of the creek; thence with said creek, North 59 degrees 21 minutes 07 seconds East 134.66 feet to the point of BEGINNING.

THERE is conveyed herein the easement for ingress and egress across the property owned by Kenneth M. Brown and Karen Brown to and from Pecan Valley Road, as same is recorded in Book 10031, page 426, Register's Office for DAVIDSON County, Tennessee.

9380 10/05 0101 03CHECK 91.96



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

RECEIVED OF _____

FOR _____

BOOK 11141 PAGE 822

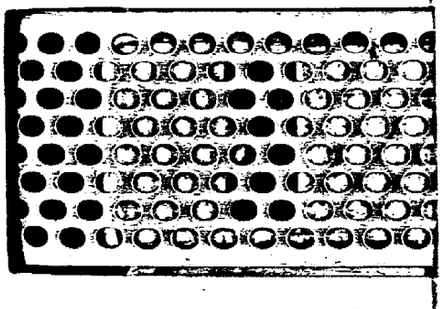
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20800.00
CON TX 76.96
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 91.96
CHECK 91.96

10/05/98 01 12:25 0001 9380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0495968
IDENTIF. ↑ REFERENCE

98 OCT -5 PM 12:23
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354651