BOOK 11250 PAGE 420

WARRANTY DEED

File No: 00289877

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Earle Simmons	First American Nat'l Bank	Map 117-7
[NAME]	[NAME]	
1816 Lombardy Ave	P.O. Box 100011	Parcel 28
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37215	Kennesaw, GA 30144-9211	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Lawrence K. Wolfe and wife, Sally Z. Wolfe

have this day bargained and sold, and do hereby transfer and convey unto the said Martin Earle Simmons

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

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

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 138,600.00

Subscribed and sworn to before me, this the 10TH day of DECEMBER, 19 98.

Affiant

My Commission Expires: 1/29/2000 ~~09/08/01~~ [Affix Seal]

Notary Public Ann B Waddell ~~Linda V. Jones~~

unimproved ( )
This is improved (X) property known as 1816 Lombardy, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 9TH day of DECEMBER, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lawrence K. Wolfe

Sally Z. Wolfe

STATE OF Tennessee
COUNTY OF Williamson

BOOK 11250 PAGE 421

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Lawrence K. Wolfe and wife, Sally Z. Wolfe

the within named 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 Williamson COUNTY, Tennessee, this 9TH day of DECEMBER, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Linda V. Jones Notary Public

Commission Expires 09/08/01

STATE OF
COUNTY OF

My Commission Expires SEPT. 8, 2001

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

98 DEC 14 AM 9:37
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0524657
IDENTIF. # REFERENCE

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

BOOK 11250 PAGE 422

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 55 feet of Lot No. 9, and the westerly 20 feet of Lot No. 10, all in Block "B", on the Plan of Walter Stokes Home Place, of record in Book 974, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said property fronts 75 feet on the northerly margin of Lombardy Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Lewis Sonny Wolfe and wife, Bessie C. Wolfe, by deed from Charles D. Biter and wife, Janelle H. Biter, of record in Book 5930, page 850, said property quitclaimed and conveyed unto Lawrence K. Wolfe and Sally Wolfe, as tenants in common, of record in Book 9640, page 501, and Book 6674, page 527, Register's Office for Davidson County, Tennessee.

9896 12/14 0101 03CHECK 527.81

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11250 PAGE 423

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
138600.00
CON TX 512.81
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 527.81
CHECK 527.81
12/14/98 01 09:39 0001 9896

0524657
IDENTIF. # REFERENCE

98 DEC 14 AM 9:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399365