THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOYSO TC

ADDRESS NEW OWNER:

MELISSA ANN SIMPSON, UNMARRIED
1012 WESTCHESTER DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 42-09, PARCEL 65

RE-RECORD BOOK 8981 PAGE 631

BOOK 9102 PAGE 651

SEND TAX BILLS TO:

UNION PLANTERS NATIONAL BANK
401 Union Street
Nashville Tn 37219

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,200.00, THIS 11TH DAY OF JUNE, 1993.

Melissa Ann Simpson
AFFIANT

Subscribed and sworn to me, this the 11 day of June, 1993.

June E. Atkinson
Notary Public
My commission expires: 7/22/96

30237

IDENTIFICATION

Jun 15 10 41 AM '93

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WE, HUGH HOWELL ET UX, DEANA L. HOWELL, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said MELISSA ANN SIMPSON, unmarried, her successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1012 Westchester Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

THIS DEED IS BEING RE-RECORDED TO INSERT "SECTION 1" IN THE LEGAL DESCRIPTION ON EXHIBIT "A" AND TO ADD THE ADDRESS OF WHERE TO SEND

RE-RECORD

BOOK 9102 PAGE 652

BOOK 8981 PAGE 632

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this the 11th day of June, 1993.

Hugh Howell

Deana L. Howell

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH HOWELL ET UX, DEANA L. HOWELL, the within named bargainors, with whom I am personally acquainted (or proved to me upon 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, on this the 11th day of June, 1993.

June E. Atkinson
notary public

My commission expires: 7/27/96

RE-RECORD

BOOK 9102 PAGE 653

BOOK 8981 PAGE 633

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Kemper Heights,** of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 175 feet on the northeasterly side of Westchester Drive and runs back 224 feet on the southwesterly line and 291.4 feet on the northeasterly line to a broken line in the rear and measures 259.4 feet thereon.

Being the same property conveyed to Hugh Howell et ux, Deana L. Howell, by Warranty Deed from Betty L. Bunch et vir, George F. Fielder, of record in Book 8144, page 261, Register's Office for Davidson County, Tennessee.

**Section 1

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EXHIBIT "B"

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plan of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.

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RE-RECORD

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