This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

P.B. 10026 PG 897

ADDRESS NEW OWNER:
Robert L. Simpkins and Brenda K. Simpkins
3618 Sweet Home Road
Ashland City, TN 37015

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 77
PARCEL 52
8D-15539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas J. Ladd and wife, Kitty S. Ladd hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert L. Simpkins and wife, Brenda K. Simpkins, as tenants by the entirety, 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 the 8th Civil District of Davidson County, Tennessee, and is Lot No. 8 of Nine (9) Lots known as Deer Ridge Acres, and is a portion of the Enoch Dozier property of record in Book 4258, Page 40, Register's Office for Davidson County, Tennessee, described according to a plat made by James T. Brewer, revised November 2, 1973.

BOUNDED on the north by River Road, east by Lot No. 7, south by the property of Vorbusch, west by Lot No. 9, containing 11.40 acres, more or less.

BEGINNING in the center of Cub Creek and thence along the south margin of River Road, S63°45'E, 205 feet; S66°00'E, 100 feet; S61°30'E, 100 feet; S57°00"E, 100 feet; S52°30'E, 100 feet; S50°45'E, 150 feet; S37°15'E, 103.5 feet to an iron pipe, the northwest corner of the lot being described, and also the northeast corner of Lot No. 9; thence with the south margin of River Road S37°15'E, 46.5 feet to an iron pipe; S35°45'E, 150 feet to an iron pipe; S34°15'E, 87 feet to an iron pipe, the northeast corner of Lot No. 8, also the same point being the northwest corner of Lot No. 7; thence leaving the south margin of River Road and with the west boundary of Lot No. 7, S43°45'W, 936.91 feet to an iron pipe, the southwest corner of Lot No. 7; thence with the boundary of Lot No. 7, S35°15'E. 250 feet to an iron pipe, the same point being the southeast corner of Lot No. 7 and in the west boundary of Lot No. 6; thence with the west boundary of Lot No. 6, S43°45'W, 449 feet to an iron pipe, the same point being the southwest corner of Lot No. 6, also the southeast corner of Lot No. 8 and in the north boundary of the Vorbusch property, thence with the north boundary of the Vorbusch property, N35°15'W, 530 feet to an iron stake, the same point being the southwest corner of Lot No. 8 and the southeast corner of Lot No. 9; thence with the east boundary of Lot No. 9, N43°45'E, 1383 feet to the point of beginning.

Being the same property conveyed to Thomas J. Ladd and wife, Kitty S. Ladd, by deed from Arnold I. Smith and wife, Brenda K. Smith of record in Book 5134, Page 381, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4987, Page 730; Agreement for right-of-way (through original 574 acre tract) of record in Book 4239, Page 460, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 11.4 acres, River Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Simpkins and wife, Brenda K. Simpkins, their heirs and assigns, forever; and we, Thomas J. Ladd and wife, Kitty S. Ladd 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10026 PG 898

Witness our hands this the 23rd day of April, 1996.

Thomas J. Ladd

Kitty S. Ladd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas J. Ladd and wife, Kitty S. Ladd the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of April, 1996.

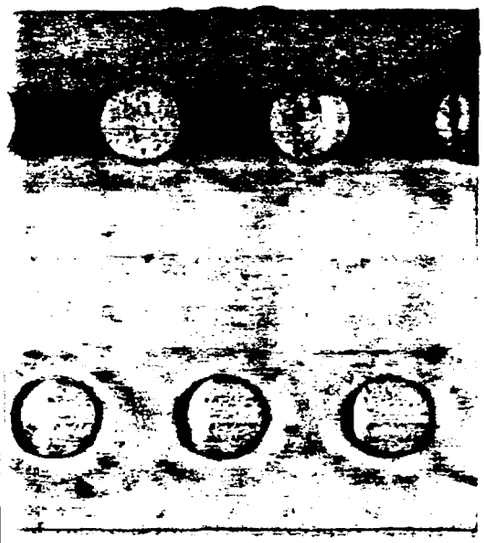
NOTARY PUBLIC
My Commission Expires: 3/22/97

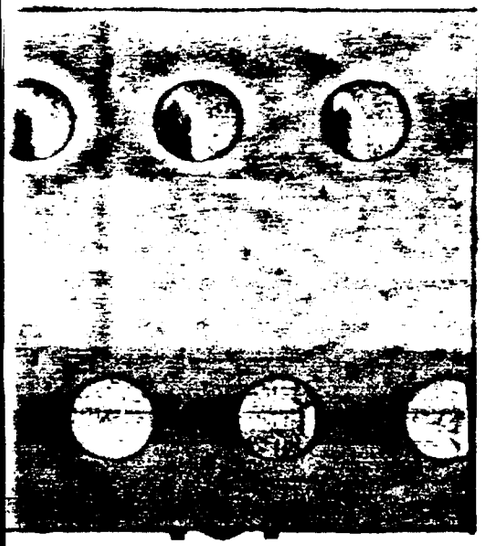
NOTARY PUBLIC AT LARGE TENNESSEE

0171965
IDENTIFICATION REFERENCE

96 APR 25 PM 1:00

4199 04/25 0101 03CHECK 268.00





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

RECEIVED OF _____

FOR _____

BOOK 10026 PG 899

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
04/25/96	01			13:02 0001 4199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174965
IDENTIF. # REFERENCE

96 APR 25 PM 1:[illegible]0
DAVIDSON COUNTY [illegible]TER

No. 1032262