40-A

# WARRANTY DEED

BOOK 11277 PG 418

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

x Charles R. Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 96

Laura Matthews
Notary Public

MY COMMISSION EXPIRES: 11-27-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles R. Simpson (NAME) | Nancy B. Donnell Richards (NAME) | 072-07-0 |
| 1227 Kenmore Place (ADDRESS) | c/o K.I.M., P.O. Box 349 Mbita (ADDRESS) | 083.00 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | S. Nyanza, Kenya (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, Nancy B. Donnell n/k/a Nancy B. Donnell Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Simpson and wife, Connie S. Simpson

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:

Being the easterly 68.0 feet of Lot No. 87 on the Plan of Kenmore Place Subdivision of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, TN to which plan is referenced for a more complete description.

Being the same property conveyed to Nancy B. Donnell by deed from Barry L. Hammons of record in Book 9042, page 509, Register's Office for Davidson County, Tennessee.

Donald Richards joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Nancy B. Donnell Richards.

0251760
IDENTIF. ◄ REFERENCE

96 DEC -3 AM 9:13
DAVIDSON COUNTY, TN. REGISTER

1011 12/03 0101 03CHECK 197.70

This is improved ( ) unimproved (X) property, known as 1227 Kenmore Place, Nashville, TN 37216
(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 2nd day of December 19 96

Nancy B. Donnell Richards
Nancy B. Donnell Richards

Donald Richards
Donald Richards

BOOK 10277 PG 419

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

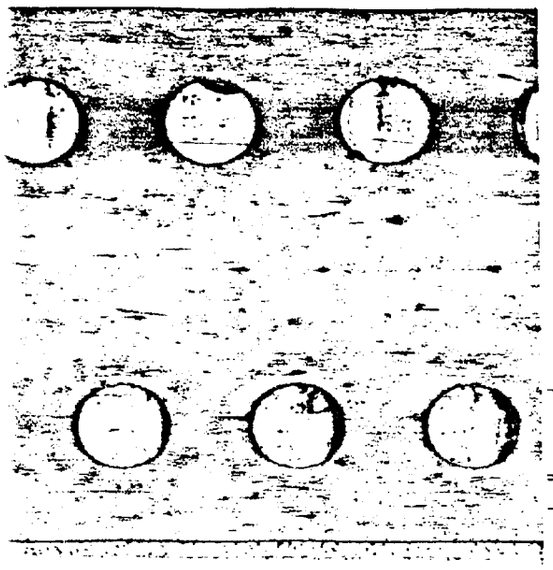
STATE OF TENNESSEE
COUNTY OF DAVIDSON

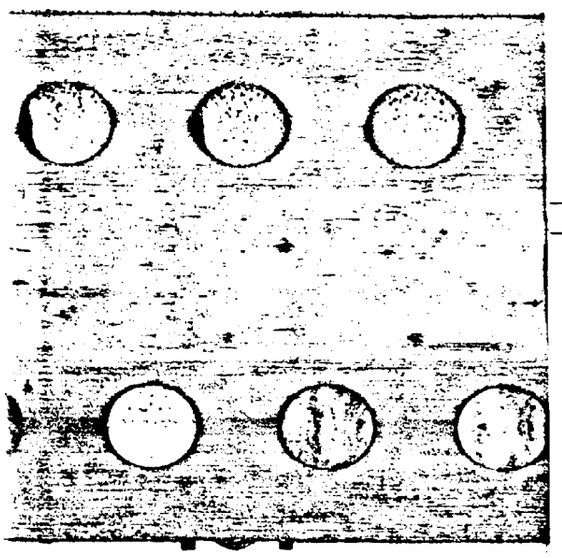
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy B. Donnell Richards and husband, Donald Richards the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 2nd day of December, 1996.

Laura Matthews
Notary Public

My Commission Expires: 11-27-99







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10277 PG 420

| | | |
|---|---|---|
| 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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

12/03/96 01 09:13 0001 1011

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02511760
IDENTIF. ✦ REFERENCE

96 DEC -3 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1093682