BOOK 10768 PG 73

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. TULLY, III (NAME)	SAME (NAME)	77-0-52
C/O 5412 COURSEVIEW DRIVE		08D-15539
SUITE 220 (ADDRESS)	(ADDRESS)	
MASON, OH 45040		
(CITY) (STATE) (ZIP)	(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, ROBERT L. SIMPKINS AND WIFE, BRENDA K. SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. TULLY, III AND WIFE, REBECCA M. TULLY

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 the same property conveyed to ROBERT L. SIMPKINS AND WIFE, BRENDA K. SIMPKINS, by deed from Thomas J. Ladd and wife, Kitty S. Ladd, of record in Book 10026, page 897, Register's Office for DAVIDSON County, Tennessee.

03933327

IDENTIF. & REFERENCE

98 JAN 26 AM 11:12

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as LOT 8 DEER RIDGE ACS RIVER RD PK, NASHVILLE, TN 37209
(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 20th day of January 19 98

Robert L. Simpkins
ROBERT L. SIMPKINS

Brenda K. Simpkins
BRENDA K. SIMPKINS

BOOK 10768 PG 74

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 ROBERT L. SIMPKINS AND WIFE, BRENDA K. SIMPKINS

the 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 NASHVILLE, Tennessee, this 20th day of January, 19 98

Commission expires May 27, 2001

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

5524 01/26 0101 03CHECK 364.50

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being 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, and being more particularly described according to a plat made by JAMES T. BREWER, revised November 2, 1973, as follows:

BOUNDED on the North by River Road, East by Lot No. 7, South by the property of Vorbusch, West by Lot No. 9.

BEGINNING in the center of Cub Creek and thence along the South margin of RIVER ROAD, also known as RIVER ROAD PIKE, South 63 degrees 45 minutes East 205 feet; thence South 66 degrees 00 minutes East 100 feet; thence South 61 degrees 30 minutes East 100 feet; thence South 57 degrees 00 minutes East 100 feet; thence South 52 degrees 30 minutes East 100 feet; thence South 50 degrees 45 minutes East 150 feet; thence South 37 degrees 15 minutes East 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, South 37 degrees 15 minutes East 46.5 feet to an iron pipe; thence South 35 degrees 45 minutes East 150 feet to an iron pipe; thence South 34 degrees 15 minutes East 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, South 43 degrees 39 minutes 01 second West 929.79 feet to an iron pipe, the Southwest corner of Lot No. 7; thence with the boundary of Lot No. 7, South 35 degrees 42 minutes 22 seconds East 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, South 43 degrees 21 minutes 28 seconds West 449.99 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, North 35 degrees 25 minutes 25 seconds West 518.85 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, North 43 degrees 03 minutes East 1377.27 feet to the point of BEGINNING.

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

RECEIVED OF _____

FOR _____

BOOK 10768 PG 76

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
TOTAL 364.50
CHECK 364.50

01/26/98 01 11:15 0001 5524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393327
IDENTIF. # REFERENCE

98 JAN 26 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

No. 1246126