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

File Box 24

BOOK 10977 PG 961

ADDRESS NEW OWNER:
Charles R. Hunt and Evelyn J. Hunt
163 Brooke Castle Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 75-8A
PARCEL 57
4D-91615

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, I, David P. Simms Jr., married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Charles R. Hunt and wife, Evelyn J. Hunt, 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:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No 163 in a Horizontal Property Regime of Brooke Castle Condominium of record in Plat Book 6250, page 627, as amended in Book 6680, Page 905 and re-recorded in Book 6727, Page 762; Revised in Plat Book 6250, Page 691, and as amended in Book 6919, Page 671, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to David P. Simms, Jr., unmarried, by deed from Lorene W. Patton, unmarried, of record in Book 9443, Page 438, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

Melissa E. Simms joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Brooke Castle Condominium, of record in Book 6519, page 747, et seq.; By-Laws of record in Book 6519, Page 768; Charter of record in Book 6519, Page 729, and as amended in Book 7570, Page 312, and Book 7866, Page 374, Register's Office for Davidson County, Tennessee. Conveyance to the Homeowners' Association of the common area of record in Book 6883, Page 759, said Register's Office.

This is improved property known as 163 Brooke Castle Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles R. Hunt and wife, Evelyn J. Hunt, their heirs and assigns, forever; and we, David P. Simms Jr., and wife, Melissa E. Simms 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.

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Witness our hands this the 12th day of June, 1998.

David P. Simms, Jr.

Melissa E. Simms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David P. Simms, Jr. and wife, Melissa E. Simms 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 12th day of June, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 54,500.00

AFFIANT

Subscribed and sworn to before me this 12th day of June, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 JUN 16 AM 8:20
FELIX Z. ELLISON II REGISTER
DAVIDSON COUNTY, TN.

0451055
IDENTIF. & REFERENCE

1308 06/16 0101 03CHECK 210.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10977 PG 963

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65
CHECK 210.65

06/16/98 01 08:19 0001 1308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451055
IDENTIF. ↑ REFERENCE

98 JUN 16 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307170