8 of 29

BOOK 10997 PAGE 614

8593

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

X Leisha Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 19 98.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leisha L. Wells	First Republic Mortgage Corporatio	53-13-163
(NAME)	(NAME)	
623 Brentmeadow Circle	3212 West End Ave., Suite 500	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Nashville, TN 37203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Hailene Simpson and husband, J. T. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leisha L. Wells, unmarried

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.

7355 06/30 01:01 03CHECK 283.10

0456637
IDENTIF. & REFERENCE

98 JUN 30 AM 9:09
PAM ELLIS REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 623 Brentmeadow Circle, Madison, TN 37115

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 her hand this 24th day of June, 19 98.

Hailene Simpson
Hailene Simpson

J. T. Simpson
J. T. Simpson

File No.: 8593

ATTACHMENT

Land in Davidson County, Tennessee, being lot No. 31-B, of zone lot division of Lot No. 31, on the Plan of Kimbolton Subdivision, Phase I as of record in Plat Book 6900, Page 987, amended in Plat Book 6900, Pages 276-278, and amended in Plat Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 31-B fronts 35.89 feet on the easterly side of Brentmeadow Circle and runs back 171.16 feet on the southerly lot line, and 175.63 feet on the northerly lot line, to a line in the rear which measures 56.48 feet thereon.

BEING the same property conveyed to Hailene Simpson by deed from Phillips Builders, Inc., filed of record in Book 8188, page 252, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive covenants filed in Book 7265, page 655; Declaration of Covenants, Conditions and Restrictions of record in Book 7464, page 969 amended in Book 7470, page 126 and Book 7799, page 50; and all matters as shown on the recorded plat.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Hailene Simpson and husband, J. T. Simpson the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 19 98.

My commission expires 3/27/99

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10997 PAGE 617

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 12.00
TOTAL 283.10
CHECK 283.10

06/30/98 01 09:09 0001 7355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456637
IDENTIF. # REFERENCE

98 JUN 30 AM 9:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313145