PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40416
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Zoe Properties, LLC 523 Heather Place Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-11-123

98 DEC -2 PM 2:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0519670

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cecil D. Simmons, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Zoe Properties, LLC,**hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 of Block "J" on the Plan of Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for said county.

SAID Lot No. 3 of Block "J" fronts 70 feet on the broken southeasterly margin of Heatherer Place and extends back 120.2 feet on the northeasterly line and 103.6 feet on the southwesterly line to a dead line in the rear, measuring 64.0 feet thereon.

BEING the same property conveyed to Cecil D. Simmons and wife, Rebecca J. Simmons by deed from Larry D. Woods, Trustee of record in Book 7922, Page 645, Register's Office for said County. Cecil D. Simmons and Rebecca J. Simmons have since divorced, by Final Decree of the Circuit Court for Williamson County, Tennessee. A certified copy of which is of record in Book 10757, Page 933, Register's Office for Davidson County, Tennessee. Rebecca P. Hames Simmons a/k/a Rebecca J. Simmons subsequently conveyed all of her interest in subject property to Cecil D. Simmons by Quitclaim Deed of record in Book 10749, Page 424, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Book 1130, Page 36, said Register's Office shows an owner's certificate, minimum setback lines of undesignated depth and easements for power line purposes along the rear of said lot.; The terms, in regard to the subject property, as contained in the final decree of divorce of record in Book 10757, Page 933, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 523 Heather Place, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of November, 1998.

Cecil D. Simmons

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State of Tennessee
County of Davidson

On this 24th day of November, 1998, before me the undersigned authority, personally appeared **Cecil D. Simmons**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

State of Tennessee
County of Davidson

4564 12/02 0101 03CHECK 936.00

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250000.00

Zoe Properties LLC. by Affiant

Sworn and subscribed before me on the 24th day of November, 1998.

My Commission Expires NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11231 PAGE 932

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	
	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	936.00
CHECK	936.00

12/02/98 01 14:50 0001 4564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

051967.0 IDENTIF. ↑ REFERENCE

98 DEC -2 PM 2:49

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379587