THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203 UPON INFORMATION FURNISHED BY THE PARTIES.

BOOK 11334 PAGE 431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $100,000.00.

Eric Brett Simpson
Affiant

Subscribed and sworn to before me this the 8th day of February, 1999.

LARRY D. CRAIG NOTARY PUBLIC A LAWYER STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

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WARRANTY DEED

Address New Owner(s)as follows:

Eric Brett Simpson and wife,
Candace Lynne Simpson
7419 George Gaines Road
Nashville, Tennessee 37221

Send Tax Bills To:

Same

Map-Parcel Numbers

Map 142-10-0
Parcel 048.00

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 consideration the receipt of which is hereby acknowledged, I, Judith M. Simpson, now Judith S. Peters, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eric Brett Simpson and wife, Candace Lynne 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 Lot No. 12 on the Map of Harpeth Estates, Section 2, as of record in Book 4175, Page 23, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eric B. Simpson and wife, Judith M. Simpson, by deed from Emil D. Frisch and wife, Doris Jennings Frisch, of record in Book 4711, Page 145, Register's Office for Davidson County, Tennessee. The said Eric B. Simpson having since died on March 15, 1994, survived by his wife, the aforesaid Judith M. Simpson, having remarried and now being Judith S. Peters.

The aforedescribed property is not the principal place of residence of the Grantor herein.

1999 Metropolitan Government taxes have this day been prorated and the Grantees shall be responsible for the entire tax bill when due and payable.

This is improved property known as 7419 George Gaines Road, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MAIL ENV.

99 FEB -9 PM 3:36

REGISTER DAVIDSON COUNTY, TN.

0547300

IDENTIFICATION REFERENCE

Witness my hand this 8th day of February, 1999.

BOOK 11334 PAGE 432

Judith S. Peters
JUDITH M. SIMPSON, NOW JUDITH S. PETERS

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 Judith S. Peters, the bargainor, 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 seal at Nashville, Tennessee, this 8th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

4019 02/09 0101 03CHECK 381.00

# OFFICIAL RECEIPT

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

BOOK 11334 PAGE 433

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0547300

IDENTIFICATION REFERENCE

99FEB -9 PM 3:36

RECEIVED IN REGISTER
DAVIDSON COUNTY, TN.

| | | | | |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 100000.00 |
| | | | CON TX | 370.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 381.00 |
| | | | CHECK | 381.00 |
| 02/09/99 | 01 | 15:35 | 0001 | 4019 |

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

**No.** 1423312