Prepared By and After Recording Return To:
Title Enterprises, I C.
214 Centerview Drive Suite 247
Brentwood, TN 37027

Maximum principle indebtedness
for Tennessee recording tax
purpose is $ 92,500.00

WARRANTY DEED

BOOK 11414 PG. 584

FOR AND IN CONSIDERATION OF the sum of Ten and 00 100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joseph R. Simmons** (herinafter referred to as "Grantor") have this day bargained and sold and does hereby transfer and convey unto **Andrea R. Pierce and Carole V. Pierce** (hereinafter referred to as "Grantee") his heirs and assigns, forever, that certain property located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of March, 1999.

Joseph R. Simmons

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Joseph R. Simmons** with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

99 APR -5 PM 2:54

05699388

Witness my hand and official seal this 24 day of March, 1999.

Ginny L Katricka
Notary Public

My Commission Expires: _____

GINNY L KATRICKA
NOTARY PUBLIC AT LARGE
Comm exp 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 93,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of March, 1999.

Melody R Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBER: 105/13-0-A/101.00

ADDRESS OF NEW OWNER:
Andrea and Carole Pierce
4020 Pepperwood Dr.
Nashville TN 37013

SEND TAX BILLS TO:
SAME

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 487 on the Plan of Peppertree Forest Section 9, P.U.D. of record in Plat Book 7900, page 760, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Joseph R. Simmons, unmarried from Allen Earps and wife, Barry Earps by Warranty Deed dated April 20, 1995 and recorded April 24, 1995 in Book 9652, page 924, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11414 PG. 887

0569388

REFERENCE

99 APR -5 PM 2:54

REGISTER
DAVIDSON CO. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446355