WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 1999

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

BOOK 11512 PG. 884

Mail

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
David A. Simmons 623 Shelby Avenue Nashville, TN 37206	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	93-4-19

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ROBERT H. BRASWELL**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **DAVID A. SIMMONS, UNMARRIED**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of J.S. WILLIAM ADDITION TO EDGEFIELD, of record in Book 21, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert H. Braswell, by warranty deed from Robert H. Braswell, of record in Book 10729, Page 107, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters appearing on the Plan of record in Plat Book 21, page 45, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 623 Shelby Avenue, Nashville, TN 37206.

0595936
IDENTIFICATION REFERENCE

99 JUN -4 PM 3:00
[illegible] REGISTER
DAVIDSON COUNTY, TN.

5545 06/04 0101 03CHECK 499.40

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

NS1333

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 person 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 MY HAND 13th day of May, 1999.

Robert H. Braswell

Robert H. Braswell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Robert H. Braswell, within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 13th day of May, 1999.

Notary Public

My commission expires:_____

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 886

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

99 JUN -4 PM 2:59

REGISTER
DAVIDSON COUNTY, TN.

0599536

IDENTIFICATION REFERENCE

CAMT	
	132000.00
CON TX	488.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	499.40
CHECK	499.40

06/04/99 01 - 15:03 0001 5549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470051