BOOK 11526 PG. 420

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/16/99

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J. White	Barbara V. White	MAP 172-12A
(NAME)	(NAME)	
305 Burgandy Hill Trail	2139 Cumbernauld Circle West	PARCEL 149 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Germantown, TN 38139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Chris H. Simmons and wife, Jenny B. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric J. White, 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:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Seciton Nine, Bradford Hills, of record in Book 7900, page 6 and Book 7900, page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris H. Simmons and wife, Jenny B. Simmons by deed from Claridge Builders, Inc., of record in Book 8067, page 928, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 6 and Plat Book 7900, page 414, said Register's Office; (c) easement of record in Book 8377, page 769 and Book 8377, page 808, said Register's Office; (d) charter of record in Book 8071, page 520, said Register's Office; (e) By laws of record in Book 8071, page 531, said Register's Office; (f) open space deed of record in Book 8154, page 304, Book 9779, page 672, Book 8377, page 769 and Book 8377, page 808, said Register's Office; and (g) restrictive covenants of record in Book 8069, page 170, Book 8681, page 252, Book 9055, page 826, Book 9058, page 989 Book 9227, page 681, Book 9384, page 290 and Book 9693, page 70, said Register's Office.

unimproved ( )
This is improved (X) property, known as 305 Burgandy Hill Trail, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 11th day of June 1999

X _____
Chris H. Simmons

_____
Jenny B. Simmons

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 Chris H. Simmons and wife, Jenny B. Simmons

the bargainor s, 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 at Nashville, Tennessee, this 11th day of June 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 11/27/1999

0599396
IDENTIFICATION REFERENCE
99 JUN 14 PM 1:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

08-085 XEROXED TOTO 6/30/99 8054

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

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0599396

ORIGINAL REFERENCE

99 JUN 14 PM 1:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
154000.00
CON TX 569.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 580.80
CHECK 580.80

06/14/99 01 13:05 0001 9308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473732