WARRANTY DEED

BOOK 11538 PAGE 914

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 1999

Notary Public

MY COMMISSION EXPIRES 10/9/2002 (AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. OCT. 9, 2002

Mail THIS INSTRUMENT WAS PREPARED BY

Middle Tennessee Escrow 3401 West End Ave. Suite 192 Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Garrett (NAME)	First American National Bank (NAME)	143-6-C-7
933 Harpeth Trace Drive (ADDRESS)	First American Center (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Steven and Nicole M. Simerka, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney L. Garrett, 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:

SEE ATTACHED EXHIBIT "A"

3032 06/29 0101 03CHECK 621.50

This is improved X property, known as 933 Harpeth Trace Dr. Nashville, TN 37221 (unimproved)
(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 my/our hand(s) this 18th day of June, 1999.

Steven M. Simerka

Rodney L. Garrett

99 JUN 29 PM 3:44

REGISTER'S OFFICE DAVIDSON COUNTY, TN

REFERENCE 0602 887

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of June, 1999, before me personally appeared
STeven M and Nicole M. Simerka to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN.

Witness my hand and official seal at Nashville Tennessee this 18th day of June 1999.

Commission expires:

Notary Public

EXHIBIT A

Being Apartment Unit B-3 of Wood Valley Condominiums as established by Master Deed of record in Book 7382, Page 189, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth is said Master Deed. Reference is hereby made to the plan of Wood Valley Condominiums, set forth as "Exhibit B" of said Master Deed for a more complete description.

Being the same property conveyed to Steven M. Simerka, unmarried, by deed from Robin H. Schweer, married, dated 2-17-95, and recorded on 2-23-95, in Book 9602, page 260. 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

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0602887

INCLUDING REFERENCE

99 JUN 22 PM 3:

CAMT
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 621.50
CHECK 621.50
06/22/99 01 15:50 0001 3032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481574