WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil D. Simmons, II	NBC	171-01 A 096
(NAME)	(NAME)	
76 Trotwood Down	330 Franklin Road	6DU 82291
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Jimmie H. Johnson, unmarried , n/k/a Jimmie M. Harris, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil D. Simmons, II, 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. 96 on the Plan of Copperfield, Revised, of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jimmie H. Johnson, unmarried, by deed from Richard M. Cohen and wife, Patricia E. Cohen, of record in Book 9087, page 988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 6779, page 296, Book 6783, page 973, Book 7071, page 482, amended in Book 7208, page 889; Plan of record in Book 6900, pages 555-559; Easements of record in Book 2437, page 8 and Book 2438, page 376; Book 8422, page 766; Quitclaim Deed of record in Book 7150, page 358; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 76 Trotwood Down, Brentwood, TN 37027
(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 hand this 25th day of June, 1999

Jimmie H. Johnson

Jimmie H. Johnson

Jimmie M. Harris

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 Jimmie H. Johnson, Jimmie M. Harris

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of June 1999.

Commission expires 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires September 23, 2000

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

0606839
IDENTIF. & REFERENCE
99 JUL -1 PM 5:34
BILL GARNER II REGISTER
DAVIDSON COUNTY, TN.
RECORDED 1070 6040 352
23.00

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

0606839
IDENTIF. ↑ REFERENCE

99 JUL -1 PM 5:34
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11554 PAGE 464

	AMT
	196500.00
CON TX	727.05
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	738.05
CHECK	738.05

07/01/99 01 17:35 0001 7254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485687