File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-8-6-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,600.00

James C Neese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES C. NEESE	CENDANT MORTGAGE CORPORATION	MAP 104-01
(NAME)	(NAME)	
148 39th Avenue North	600 Atrium Way	PARCEL 199
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Mt. Laurel, New Jersey 08054	FB #25W-08190
(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, EDWARD SIMPSON AND WIFE, DOROTHEE VON WIESE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. NEESE AND WIFE, SHANNAN S. NEESE

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. 89 and parts of Lots 88 and 90 on the Plan of West Grove Subdivision, of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the easterly margin of 39th Avenue North at the corner of Lots 88 and 89; thence, with the line between said Lots 88 and 89 eastwardly 110 feet; thence, southwardly 20 feet; thence, eastwardly 50 feet; thence, northwardly 92 feet, more or less, to a point 28 feet South of the corner of Lots 90 and 91; thence, westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots 89 and 90; thence, with the line between said Lots 89 and 90, westwardly 85 feet to the easterly margin of said 39th Avenue North; thence, with same, southwardly 50 feet to the beginning.

BEING the same property conveyed to Edward Simpson, by Deed from James P. Gracy, Sr., and James P. Gracy, Jr., of record in Book 11070, Page 825, Register's Office for Davidson County, Tennessee.

3568 08/09 0101 03CHECK 616.32

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 148 39th Avenue North, Nashville, TN 37209
(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 5th day of August 1999

Edward Simpson
EDWARD SIMPSON

Dorothee von Wiese
DOROTHEE VON WIESE

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

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 _____ 19_____ .

My commission expires _____ _____

Notary Public

Legal Continued from Page 1

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Dorothee Von Wiese, spouse of the above named Edward Simpson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

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 EDWARD SIMPSON AND WIFE, DOROTHEE VON WIESE, the 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 at Brentwood, Tennessee, this 6th day of August, 1999.

My Commission Expires: May 28, 2003

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

99 AUG -9 PM 1:35
RECEIVED
DAVIDSON COUNTY, TN.
RECORDED
BOOK AND PAGE REFERENCE
20021976

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11612 PAGE 17

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

06219976

IDENTIF. # REFERENCE

99 AUG -9 PM 1:35

REGISTER
TN. TN.

CAMT 163600.00
CON TX 605.32
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 616.32
CHECK 616.32

08/09/99 01 13:34 0001 356B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501753