Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ 63,500

prepared by

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 82-8-423

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214

TNI111184

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **August, 1999** between **Southern Financial, Inc.** , GRANTOR, and **Chlodis J. Simpson, a single woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of , County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of the Love-McFerrin Tract and the McWhirter Tract of record in Book 4300, page 179, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Southern Financial Mortgage, Inc. by Trsutee's Deed from Leroy G. Goins and wife, Gloria D. Goins, of record in Book 11065, page 181, said Register's Office.

This conveyance is made subject to (a) Property Taxes for 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; and all matters set forth on the plan of record in Book 4300, page 179, said Register's Office.

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5144 09/07 0101 03CHECK 245.95

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John Bruno

John Bruno
Signature of Seller

99 SEP -7 AM 9:26
ELL REGISTER
DAVIDSON COUNTY, TN.
A REFERENCE

0632756

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared **John Bruno** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Southern Financial, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in **NASHVILLE**, this the **23rd** day of **August, 1999.**

Notary Public

My Commission Expires: 5/27/01

Name and Address of Property Owner:

Chlodis J. Simpson
592 Neil Avenue
Nashville, TN 37206

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Property Address:
592 Neil Ave
Nashville, Tn 37206

Person Responsible for Taxes:

SAME

NASHVILLE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$63,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **August, 1999.**

Notary Public

JENNY STICH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-26-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 225

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

0632756
IDENTIF. # REFERENCE

99 SEP -7 AM 9:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	245.95
CHECK	245.95

09/07/99 01 09:27 0001 5144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513162