Box 52

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11660 PAGE 527

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Rebecca I. Simmons
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of September, 1999.

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-20-03

E035 09/14 0101 03CHECK 1376.30

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 SEP 14 AM 9:15

RECEIVED & RECORDED

06354462

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rebecca I. Simmons
5012 Hammersmith Court
Nashville, TN 37211

SEND TAX BILLS TO:
Pioneer Mortgage, Inc.
225 Noah Drive, Suite 360
Franklin, TN 37064

MAP-PARCEL NUMBERS:
Part of 172-00-144 ACREAGE
NOW KNOWN AS MAP AND PARCEL NUMBERS
172-14B-53CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danco Property Investments, L.L.C.** hereinafter referred to as Grantor, hereby transfers and conveys to **Rebecca I. Simmons, an unmarried person,** hereinafter referred to as Grantee, his 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. 53 on the Plan Winfield Park, Phase 1, Section 1, of record in Book 9700, pages 765-768, said Register's Office, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette by deed from Samuel Y. Caldwell and Adelaide Caldwell Simpson, and husband, Paul C. Simpson, as of record in Book 9039, page 694, Register's Office for Davidson County, Tennessee. Part of Said property being further conveyed by Quitclaim Deed of record to Danco Property Investments, L.L.C., from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette, Book 10937, page 843, said Register's Office.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5012 Hammersmith Court, Nashville, TN.
AP LOT 53 WINFIELD PARK

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 10th day of September, 1999.

Danco Property Investments, L.L.C.
By: Austin Daniel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin Daniel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and further acknowledged that he is the Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constuent being autorized by the maker, to execute the foregoing instrument for on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 1999.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11660 PAGE 529

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

99 SEP 14 AM 9:15

06354462

REFERENCE

CAMT
369000.00
CON TX 1365.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1376.30
CHECK 1376.30

09/14/99 01 09:18 0001 8035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516016