BOOK 11678 PAGE 738

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,998.79

Gennie M. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September 19 99

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY 350 09/28 0101 03CHECK 355.40
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gennie M. Matthews	Countrywide Home Loans, Inc.	MAP 52-8-0-A
(NAME)	(NAME)	
1609 Wynnhaven Court	155 N. Lake Ave. P.O. Box 7137	PARCEL 164 CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Pasadena, CA 91109-7137	
(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, James N. Simpson and wife, Carrie H. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gennie M. Matthews, 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:

BEING Lot No. 164, on the Plan of Heron Walk, Section 2, Phase I, of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James N. Simpson and wife, Carrie H. Simpson by deed from Allen Earps and wife, Betty F. Earps, of record in Book 10620, Page 395, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10045, Page 464; and Book 10170, Page 124, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a Deed of Trust executed by James N. Simpson and wife, Carrie H. Simpson, to Maria K. Moore, Trustee, for Countrywide Home Loans, Inc., dated March 18, 1999, and filed for record in Book 11394, Page 668, Register's Office for said County, with an unpaid principal amount of approximately $88,869.79, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1609 Wynnhaven Court, Madison, TN 37115
(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 27th day of September 19 99

James N. Simpson
James N. Simpson

Carrie H. Simpson by James N. Simpson her attorney-in-fact
Carrie H. Simpson

FILE BOX 45

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

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, James N. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carrie H. Simpson as her Attorney in Fact as the free act and deed of the within named Carrie H. Simpson.
Witness my hand and official seal at Nashville, Tennessee the 27th day of September 1999.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 James N. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 27th day of September 1999.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06404 28

RECEIVED FOR REFERENCE

99 SEP 28 PM 1:49

ELL GARNELL REGISTER
DAVIDSON COUNTY, TN.

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

Power of Attorney of record in Book 11678, Page 737, Register's Office for said County.

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

0640428

REFERENCE

99 SEP 28 PM 1:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11678 PAGE 741

CAMT	91998.79
CON TX	340.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	355.40
CHECK	355.40

09/28/99 01 13:53 0001 3350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521265