RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38540) FILE BOX "7"

WARRANTY DEED



Instr:200001050001436 Page: 1 OF 2
REC'D FOR REC 01/05/2000 12:23:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30TH DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 2, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent A. Harmon	Bank of America, N.A.	69-26; 13DA 55390
4021 Drakes Branch Road	P.O. Box 57060	69-25
Nashville, TN 38218	Irvine, CA 92619-7060	

FOR AND IN 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 WADE SIMPSON, JOSEPH TIMOTHY SIMPSON AND WILLIAM THOMAS SIMPSON, BEING ALL THE HEIRS AT LAW OF MARY LOUISE SIMPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRENT A. HARMON AND WIFE, MARY L. MCKINNEY

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 two tracts of land described as follows:
Tract I
Land in the 13th civil district of Davidson County, Tennessee, described according to a copy of a survey thereof made by James A. Hamilton, Jr., surveyor, November 18, 1946, as follows:
BEGINNING at an iron pin in the center of Drake's Branch Road, at Edgar L. Johnson and wife's new Northeast corner; thence along a new line between Johnson and Riggins, North 67 degrees 7 minutes 20 seconds West 275 feet to an iron pin set in a fence line which is in the East line of the property conveyed to Edgar L. Johnson and wife, by deed from Scott Page of record in Book 1283, Page 85, Register's Office for said county; thence along the fence with Johnson's line, North 9 degrees 30 minutes East 112.1 feet to an iron pin, being L. H. Bone and wife's new Southwest corner; thence along a new line between Bone and Riggins, South 84 degrees 11 minutes 20 seconds East 297.7 feet to an iron pin in the center of Drake's Branch Road, Bone's new Southeast corner; thence along the center of said Road in a Southwesterly direction 199.31 feet, more or less, to the point of beginning and containing 1.04 acres.

Being the same property conveyed to Mary Louise Simpson, Trustee by Quitclaim Deed from Mary L. Simpson, individually of record in Book 9922, Page 660 and previously conveyed to Buford L. Simpson (now deceased) and wife, Mary L. Simpson, by deed from Marshall L. Merritt and wife, Anna Merritt of record in Book 2451, Page 171, said Register's Office. The said Mary Louise Simpson having since died; having left as her sole heirs at law three sons, James Wade Simpson, Joseph Timothy Simpson and William Thomas Simpson.
Property also known as Map & Parcel 69-26. The current Map and parcel listed on the current Quitclaim Deed is showing Map 69, Parcel 116, which is incorrect, according to the Davidson County Tax Assessor's Office.

Tract II
Land located in the 13th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING in the Easterly margin of the property conveyed to Arthur A. Fields, by deed from Edgar L. Johnson and wife, as of record in Book 1453, Page 305, Register's Office for said County, said beginning point beginning point being North 54 degrees West 182 feet from the Northerly margin of Drake's Branch Road; running thence North 5 degrees East 383 feet to a post in Cato's Northerly line, thence North 85 degrees West 82 feet to a post; thence North 68 degrees West 181 feet to a stake; thence South 26 degrees East 502 feet to an iron pin at the point of beginning, containing 1.06 acres more or less, according to a survey made by E. R. Southgate and Son, Surveyors, February 14, 1947.
Being the same property conveyed to Mary Louise Simpson, Trustee by Quitclaim Deed from Mary Louise Simpson, individually of record in Book 9922, Page 658, and previously conveyed to Buford L. Simpson (now deceased) and wife, Mary Louise Simpson, by deed from William Thomas Simpson and wife, Sharon Farmer Simpson, of record in Book 7185, Page 637, Register's Office for Davidson County, Tennessee. The said Mary Louise Simpson having since died; having left as her sole heirs at law three sons, James Wade Simpson, Joseph Timothy Simpson and William Thomas Simpson.
Property also known as Map & Parcel 69-116. the current Map and parcel listed on the current Quitclaim Deed is showing Map 69, Parcel 25, which is incorrect, according to the Davidson County Tax Assessor's Office.

THE UNDERSIGNED GRANTORS ACKNOWLEDGE THAT THERE ARE NO OTHER HEIRS AT LAW OF MARY LOUISE SIMPSON, DECEASED.

Unimproved ( )
This is improved (X) property known as 4021 DRAKES BRANCH ROAD, NASHVILLE, TN 37218
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 this day of December, 1999

X James W Simpson
JAMES WADE SIMPSON

X
JOSEPH TIMOTHY SIMPSON

X William Thomas Simpson
WILLIAM THOMAS SIMPSON

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 Wade Simpson, Joseph Timothy Simpson and William Thomas Simpson being all of the heirs at law of Mary Louise Simpson, deceased
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 Nashville, Tennessee, this 30th day of December, 1999.

Commission Expires: 5/26/02

Notary Public

ALLAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires

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

On this the day of December, 1999, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of December, 1999.

My commission expires:_____

_____
Notary Public