PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$95,000.00~~ 79,900 MC

Martin Crum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of December, 1999.

Patsi B Mega
Notary Public

MY COMMISSION EXPIRES: 6-26-2002

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MARTIN CRUM | SAME | 61-6-30 |
| (NAME) | (NAME) | |
| 1253 FERNBANK DR | | |
| (ADDRESS) | (ADDRESS) | |
| MADISON, TN 37115 | | |
| (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,

DAVID SIMPKINS AND BARBARA SIMPKINS QUINN AND DIANE SIMPKINS MCKINNEY AND ROGER SIMPKINS AND SHARON SIMPKINS KEARLEY AND NORMA SIMPKINS KILLEEN AND HOWARD SIMPKINS AS THE HEIRS AT LAW OF **THE ESTATE OF CLARA D. SIMPKINS**,

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

Martin Crum and wife, Tanya M. Crum

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:

**SEE ATTACHED EXHIBIT A**

Instr:200001060001928 Page: 1 OF 3
REC'D FOR REC 01/06/2000 12:13:11PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $295.63

unimproved ☐

This is improved ☒ property, known as 703 Maplewood Lane, Nashville, TN 37216

(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 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 my/our hand(s) this 24th day of December, 1999

David Simpkins by Howard Simpkins, Attorney in Fact
David Simpkins by Howard Simpkins, Attorney in Fact

Barbara Simpkins Quinn by Howard Simpkins, Attorney in Fact
Barbara Simpkins Quinn by Howard Simpkins, Attorney in Fact

Diane Simpkins McKinney by Howard Simpkins, Attorney in Fact
Diane Simpkins McKinney by Howard Simpkins, Attorney in Fact

Roger Simpkins by Howard Simpkins, Attorney in Fact
Roger Simpkins by Howard Simpkins, Attorney in Fact

Sharon Simpkins Kearley by Howard Simpkins, Attorney in Fact
Sharon Simpkins Kearley by Howard Simpkins, Attorney in Fact

Norma Simpkins Killeen by Howard Simpkins, Attorney in Fact
Norma Simpkins Killeen by Howard Simpkins, Attorney in Fact

Howard Simpkins
Howard Simpkins

# EXHIBIT "A"

TWO Tracts or parcels of land in Davidson County, Tennessee, designated on the Assessor of Property for Davidson County, Tennessee, as Map 061-06-0 Parcel 030.00 and described in the previous instruments of conveyance as follows:

TRACT 1:

BEING the southeast part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547 page 91, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said lot fronts 94 feet on the north side of Maplewood Road or Lane and runs back between parallel lines as measured from the center line of said Maplewood Road or Lane 375 feet along the common line between lots Nos. 1 and 2, to a dead line in the rear. [This is the same description as in Book 1195 page 235 Register's Office for Davidson County, Tennessee.]

BEING the same property conveyed to A.W. Simpkins and wife, Clara D. Simpkins by instrument of record in Book 1195 page 235 Register's Office for Davidson County, Tennessee.

TRACT 2:

BEING part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547 page 91, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a spike in the center of Maplewood Lane at the South East corner of the tract or parcel of land conveyed to us by said deed from Mamie Crain Hardy and Husband ; running thence North 2 deg. 45' West 166 feet to a point 0.5 feet West of corner of Rock Wall; thence North 77 ½ deg. East 10.8 feet to a stake; thence North 7 deg. 45' East 103.8 feet to a fence post in the line between our lands and those of said A.W. Simpkins and wife thence with said line South 3 deg 30' West 271.5 feet to the spike in the center of the Maplewood Lane, the point of beginning. . [This is the same description as in Book 1260 page 475 Register's Office for Davidson County, Tennessee.]

BEING the same property conveyed to A.W. Simpkins and wife, Clara D. Simpkins by instrument of record in Book 1260 page 475 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana Summarell, a Notary Public in and for said County and State, the within named Howard Simpkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 24th day of December, 1999

Commission expires:

Dana Summarell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Howard Simpkins, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of David Simpkins, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said David Simpkins. WITNESS my hand and Notarial Seal this 24th day of December, 1999.

Dana Summarell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Howard Simpkins, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Barbara Simpkins Quinn, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Barbara Simpkins Quinn. WITNESS my hand and Notarial Seal this 24th day of December, 1999.

Dana Summarell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Howard Simpkins, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Diane Simpkins McKinney, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Diane Simpkins McKinney,. WITNESS my hand and Notarial Seal this 24th day of December, 1999.

Dana Summarell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Howard Simpkins, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Roger Simpkins, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Roger Simpkins,. WITNESS my hand and Notarial Seal this 24th day of December, 1999.

Dana Summarell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Howard Simpkins, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Sharon Simpkins Kearley, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Sharon Simpkins Kearley. WITNESS my hand and Notarial Seal this 24th day of December, 1999.

Dana Summarell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Howard Simpkins, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Norma Simpkins Killeen, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Norma Simpkins Killeen.. WITNESS my hand and Notarial Seal this 24th day of December, 1999.

Dana Summarell
Notary Public