**RETURN TO: BOX 10-B
COHEN & COHEN, ATTORNEYS

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41579
Dav. Co. File: Box 8

Instr:200004140037848 Page: 1 OF 2
REC'D FOR REC 04/14/2000 2:25:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.13

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tracy D. Simpson Leslie R. Simpson 6312 Edsel Drive Nashville, TN 37209	**First Horizon Home Loans Corp.** **D/B/A First Tennessee Home Loans** **P.O. Box 146** **Memphis, TN 38101**

TAX MAP-PARCEL NUMBERS: 90-12-167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 124,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith French and spouse, Denice L. French & Hilda R. French, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tracy D. Simpson and spouse, Leslie R. Simpson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Charlotte Park Subdivision Section 2 of record in Book 2663, Pages 22 & 23, Register's Office for said County.

Said Lot No. 145 front 70.0 feet on the Broken Northeasterly margin of Edsel Drive and extends back 141.0 feet on the Northwesterly line and 137.9 feet on the Southeasterly line to a Dead line in the rear, measuring 79.1 feet thereon.

Being the same property conveyed to Keith French and wife, Denice L. French and Hilda R. French by deed from Hilda R. French, A Widow of record in Book 11074, Page 738, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to; Taxes for the year 2000 and subsequent years; The Plan of record in Book 2663, Pages 22 & 23, said Register's Office, shows and owner's certificate, a 50 foot minimum setback line from Edsel Drive and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 6312 Edsel Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of April, 2000.

Keith French

Denice L. French

Hilda R. French

State of Tennessee
County of Davidson

On this 13th day of April, 2000, before me the undersigned authority, personally appeared **Denice L. French & Hilda R. French**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY ATKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

On this 14th day of April, 2000, before me the undersigned authority, personally appeared **Keith French**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124,900.00

Affiant

Sworn and subscribed before me on the 14th day of April, 2000.

Notary Public

My Commission Expires: 10-25-2003

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Wldoc: Deed Wty—12/92