Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH** DAY OF **MAY, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

Instr:200005090046939 Page: 1 OF 2
REC'D FOR REC 05/09/2000 11:19:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $255.30

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher H. Fentress	**Union Planters Bank National Association**	**148-13-123**
(NAME)	(NAME)	
4901 Cypress Drive	**215 Forrest Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Hattisburg, MS 39403**	
(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, **Leslie L. Simms and Ethel M. Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher H. Fentress, married**, 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 Lot No.247 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, Page 145 & 146, Register's Office for said County, to which reference is made for a more complete description.
Said lot being further described as follows:
Beginning at a point in the westerly margin of Cypress Drive at the corner of Lots 247 and 248; thence with the line between said lots, westerly 170.3 feet to a point; thence northerly 114 feet to the south margin of Fairlane Drive; thence with the margin of the same easterly 148.7 feet to the beginning of a curve; thence around said curve, southeasterly 40.3 feet to the west margin of Cypress Drive; thence with the margin of the same southerly 85 feet to the Point of Beginning.

Being the same property conveyed to Everett G. Simms by deed of record in Book 5155, Page 841, Register's Office for Davidson County, Tennessee. The said Everett G. Simms having since deceased. Title vests in Leslie L. Simms and Ethel M. Jones by virtue of a Last Will and Testament of Everett G. Simms and Affidavit of Inheritance of record in Instrument No. 200004050034469, Register's Office for said County.

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

This instrument is executed on behalf of Ethel M. Jones and Leslie L. Simms by Eugene Workman as their Attorney-In-Fact pursuant to Power of Attorney recorded simultaneously herewith , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4901 Cypress Drive, Nashville, TN 37211**

(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 **my/our hand(s)** this **4th day of May, 2000**.

Leslie L. Simms by Eugene Workman AIF
Leslie L. Simms

Ethel M. Jones by Eugene Workman AIF
Ethel M. Jones

On this 5/4/2000 before me personally appeared Eugene Workman, the person who executed the foregoing instrument on behalf of Ethel M. Jones and Leslie L. Simms, and acknowledged that he executed the same as the free act and deed of the said Ethel M. Jones and Leslie L. Simms, through Power of Attorney granted him, by the said Ethel M. Jones and Leslie L. Simms.

Dorothy R. Parker
Notary Public

Commission Expires: 2-18-01