WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Instr:200006200061511 Page: 1 OF 2
REC'D FOR REC 06/20/2000 3:44:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $247.90

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE A. SIMMONS (NAME)	SAME (NAME)	MAP 53-9
4204 GRANDVILLE BOULEVARD (ADDRESS)	(ADDRESS)	GROUP A
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 017.00CO

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 D. WITHEROW AND WIFE, JOY E. WITHEROW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE A. SIMMONS AND WIFE, KATHY M. Y. SIMMONS

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:

Situated in Davidson County, Tennessee, being Unit No. 1440 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for said County, to which reference is hereby made for a more complete description of said unit.

Together with an undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed Establishing a Horiztontal Property Regime with respect to Neely's Bend Villas of record in Book 5625, page 1, said Register's Office.

Being the same property conveyed to JAMES D. WITHEROW AND WIFE, JOY E. WITHEROW by Deed of record in Book 5725, page 917, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks,

CONTINUED on page 2 of 2

unimproved ( )
This is improved (X) property, known as 1440 EAST CEDAR LANE, 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 16th day of June, 2000

James D. Witherow
JAMES D. WITHEROW

Joy E. Witherow
JOY E. WITHEROW

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 D. WITHEROW AND WIFE, JOY E. WITHEROW

the bargainor s, 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 GOODLETTSVILLE, Tennessee, this 16th day of June, 2000.

Commission expires April 28, 2004

LARRY CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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 _____.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.