274

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 19 00

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T Givens (NAME)	New Owner (NAME)	83-2
405 Scott Avenue (ADDRESS)	(ADDRESS)	260
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W 04810

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, Edward Simpson, married

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

Being parts of Lots Nos 1 and 2 on the unrecorded plan of a resubdivision of Lots Nos 16 and 17 on the original plan of Brownsville of record in Book 21, page 9, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point on the westerly margin of Scott Avenue 300.0 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property covneyed by WB Sneed and wife to EH Civils Jr by deed recorded in Book 766, page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155.0 feet to the easterly line of the HA Howe property; thence with said Howe's easterly line, northwardly 60.0 feet; thence eastwardly 155.0 feet to the westerly margin of Scott Avenue; thence with same, southwardly 60.0 feet to the beginning.

Being the same property conveyed to Edward Simpson, married by deed dated 11/26/97 from Patrick L Coomes, Single of record in Book 10701, page 502, Register's Office for Davidson County, Tennessee.

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

Instr:200007060066753 Page: 1 OF 2
REC'D FOR REC 07/06/2000 8:04:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $543.90

unimproved ( )
This is improved (X) property, known as 405 Scott Avenue, Nashville, Tennessee
(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 hand this 29th day of June 19 00

Edward Simpson by Jane Simpson atty. in fact
Edward Simpson, married

Dorothee von Wiese by Jane Simpson atty. in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Simpson, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June 19 00 .

Commission expires _____

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 _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 29 day of June, 2000, personally appeared before me, Edward Simpson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Edward & Dorothea Von Wiese Simpson and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29 day of June 2000

My commission expires 5-2-01

Notary Public