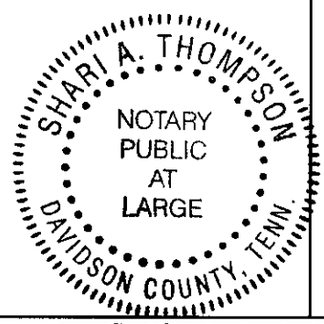
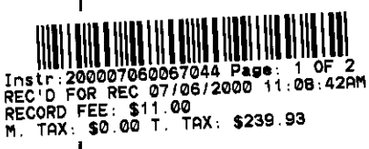
Record 3rd

Box 1

WARRANTY DEED





STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,846.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 1-27-01
(AFFIX SEAL)

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
DAVID L. SIMMONS (NAME)	NVR Mortgage Finance (NAME)	MAP 148-9
272 LOCUSTWOOD DRIVE (ADDRESS)	100 Ryan Court (ADDRESS)	PARCEL 105
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	Pittsburg PA 15230-0800 (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, RUSSELL HUDSON, UNMARRIED, by and through VICKIE YORK, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. SIMMONS, UNMARRIED

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. 12, Locustwood Subdivision, Section 4, of record in Book 2330, page 137, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 12 fronts 157.2 feet on the northeasterly side of Locustwood Drive and runs back 182.6 feet on the southeasterly side and 260.5 feet on the northwesterly side to a dead line in the rear on which it measures 175.5 feet.

Being the same property vested in Russell Hudson pursuant to Divorce Decree between Anneliese H. Hudson and Russell Hudson, Rule No. 48723, Fourth Circuit Court for Davidson County, Tennessee, a certified copy of which is recorded simultaneously herewith and originally being the same property conveyed to Russell Hudson and wife, Anneliese H. Hudson by deed of record in Book 2745, page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

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

VICKIE YORK executes this instrument for RUSSELL HUDSON pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 272 LOCUSTWOOD 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 hand this 30th day of June, 2000

Russell Hudson
RUSSELL HUDSON

BY: Vickie York
VICKIE YORK, ATTORNEY IN FACT

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 /RUSSELL/HUDSON//UNMARRIED/ AD/ DNP/ HOPORNA/ PUP/ ATTORNEY/ IN/ FACT.

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 /NASHVILLE/DAVIDSON/ _____, Tennessee, this 30TH day of June/2000/.

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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, VICKIE YORK, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for RUSSELL HUDSON and is authorized by RUSSELL HUDSON to execute this instrument on his behalf.

Witness my hand and official seal this the 30 day of June, 2000.

My commission expires: 9/23/00

NOTARY PUBLIC