Instr:200007250073592 Page: 1 OF 3
REC'D FOR REC 07/25/2000 4:05:18PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $225.70

40 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 7/26/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry G. Simmons (NAME)	New Owner (NAME)	MAP 18-16
907 Emily Drive (ADDRESS)	(ADDRESS)	PARCEL 172
Goodlettsville, TN 37072-3530 (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, Mary B. Morsette and William A. Perry, Co-Executors of the Estate of John H. Cole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry G. Simmons and wife, Elaine T. 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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 129 Moncrief Avenue, Goodlettsville, TN 37072
(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 24th day of July, 2000

Estate of John H. Cole
By: Mary B. Morsette
Mary B. Morsette, Co-Executor

Attest: William A Perry
William A. Perry, Co-Executor

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 Mary B. Morsette and William A. Perry, Co-Executors of the Estate of John H. Cole, the bargainors, 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 this 24 day of July, 2000.

Notary Public

My Commission Expires: 7/26/2003

NOTARY PUBLIC ANDREW D. GIVENS DAVIDSON COUNTY

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Situated in the town of Goodlettsville, Tennessee, located on the north side of Moncrief Avenue, beginning at a point, the southwest corner of land owned by Everett McCoin (formerly T. L. Hardcastle) running westerly with the margin of Moncrief Ave., 75 feet more or less to the corner of Graves; thence North with Graves Street 150 feet more or less to south west corner of S. H. Wilhoite; thence with his south boundary line 75 feet more or less to Everett McCoin's north west corner; thence with McCoin's west boundary line 150 feet more or less to the beginning.

Being Lots Nos. 1 and 2 of the Moncrief Subdivision in Goodlettsville, Tennessee, less whatever amount that has been taken by the County for streets.

Being the same property conveyed to Dorothy Carter Cole by deed from Pearl F. Carter of record in Book 5033, page 486, said Register's Office. Pearl F. Carter having retained a life estate in said property. The said Dorothy Carter Cole has since died. Pursuant to the Last Will and Testament of Dorothy Carter Cole of record in Will Book 208, page 63, Probate Court Clerk's Office for Davidson County, Tennessee, title to the property was vested in John H. Cole. Pearl F. Carter conveyed all her right, title and interest in the property, as did Dorothy Marie Cole Pardue, to John H. Cole by quitclaim deed of record in Book 9861, page 400, said Register's Office. The said John H. Cole having since died and pursuant to his Last Will and Testament of record in Will Book 235, page 238, in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 00P-799, the Co-Executors were authorized to execute the deed and sell the property.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.