51-B

This Instrument Prepared By: (BAS)
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37219
(615) 244-0020

Davidson County DEEDWARR
Recvd: 01/03/01 16:11 4pgs
Fees:19.00 Taxes:425.50
20010103-0001173

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Linda Sue Simmons 1118 Dog Creek Road Kingston Springs, TN 37082	Same	127-9-12

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SUSAN H. MOSELEY (as Executrix of the Estate of John Paul McGrath, Jr.), JOANNE D. WARD-McGRATH, PATTI MCGRATH GRIMM, NINA MCGRATH DOSCHER, PAULA MCGRATH FRIEDMAN, PAM MCGRATH STEELY, and JOHN PAUL MCGRATH, III (all of the heirs at law of John Paul McGrath, Jr.) (collectively, "Grantors"), have bargained and sold and by these presents do hereby transfer, sell, assign, convey and set over unto LINDA SUE SIMMONS, an unmarried individual ("Grantee"), her heirs, successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Merrymount Acres, Section 4, as of record in Book 4460, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John P. McGrath and wife, Brenda F. McGrath by deed of record in Book 6146, page 645, Register's Office for Davidson County, Tennessee; and subsequently conveyed to John P. McGrath by a Quitclaim Deed from Brenda H. McGrath of record at Book 9271, page 43, Register's Office for Davidson County, Tennessee; John P. McGrath having since died, and being one and the same as John Paul McGrath, Jr. This is the same property description contained in the prior deed of record.

This is improved property commonly known 8432 Rolling Hills Drive, Nashville, Davidson County, Tennessee 37221-5615.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining, to the said Grantee, her heirs, successors and assigns, forever;

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered, except for (1) Real estate taxes for 2001, which are being assumed by Grantee at closings, and for subsequent years, liens but not yet due and payable, and (2) Matters shown on the plan of record in Book 4460, pages 126 and 127, Register's Office for Davidson County, Tennessee;

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 2nd day of January, 2001.

Susan H. Moseley, Executrix of the
Estate of John Paul McGrath, Jr.

JoAnne D. Ward-McGrath, Heir

Patti McGrath Grimm, Heir

Pam McGrath Steely, Heir

John Paul McGrath, Heir

Paula McGrath Friedman, Heir

(Signatures to Warranty Deed are continued on the following page.)

(continuation of signatures to Warranty Deed).

Nina McGrath Doscher, Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $115,000.00

AFFIANT Executrix

Subscribed and sworn to before me this 2nd day of January, 2001.

NOTARY PUBLIC

My Commission Expires:

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of this county, Susan H. Moseley, the within-named Executrix for the Estate of John Paul McGrath, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of January, 2001.

NOTARY PUBLIC

My Commission Expires:

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, Nina McGrath Doscher, a Notary Public of this county, Nina McGrath Doscher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of December, 2000.

Donna M. Smith
NOTARY PUBLIC

My Commission Expires:

12-4-04

DONNA M. SMITH
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
DECEMBER 4, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of this county, JoAnne Ward-McGrath, Patti McGrath Grimm, Paula McGrath Friedman, Pam McGrath Steely and John Paul McGrath, III, 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, at office, this 2nd day of January, 2001.

B Anthony Saunders
NOTARY PUBLIC

My Commission Expires:

B. ANTHONY SAUNDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002