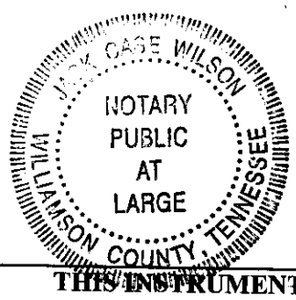
Davidson County DEEDWARR
Recvd: 01/05/01 15:25 3pgs
Fees:15.00 Taxes:333.00

20010105-0001899




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1747

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eugene D. Simpson (NAME) | Long Beach Mortgage Company (NAME) | 070-13-0-104.00 |
| 2821 Cliff Drive (ADDRESS) | 1100 Town & Country Road (ADDRESS) | |
| Nashville, Tennessee 37218 (CITY) (STATE) (ZIP) | Orange, CA 92868 (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, Glen Ray McGuirt, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene D. Simpson, un married man

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 the 13th, former 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Cliff Drive which point of Beginning being 1405 feet north from the center of Bridge Avenue or Hydes Ferry Pike and said Cliff Drive; thence easterly with a line, this deed will create, which will be the northerly line of the real estate owned by Tom Resha and wife, Louise Jones Resha, by a deed from A. J. Harris and wife, Carrie E. Harris, dated April 13, 1945 and being the southerly line of the lot herein conveyed; thence with said line or point of beginning and easterly 275 feet more or less to the low water mark of the Cumberland River; thence with said low water mark and with said River northerly 60 feet to a point and intersection the southerly line of real estate owned by C.E. Deaver; thence with said Deaver southerly line and westerly 275 feet, more or less, to the east margin of Cliff Drive; thence with the same and southerly 60 feet to the place of beginning.

Being the same property conveyed to Glen Ray McGuirt by deed from Anthony T. Carr, single of record in Book 6391, Page 930, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved ( X ) property, known as 2821 Cliff Drive, Nashville, Tennessee 37218
(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 2nd day of January, 2001

Glen Ray McGuirt

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Glen Ray McGuirt

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 2nd day of January, 2001.

Commission expires 4/16/02

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 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

On this, _____ day of _____, personally appeared before me, _____, 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 _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

Notary Public

# WARRANTY DEED

**FROM**

Glen Ray McGuirt

**TO**

Eugene D. Simpson

**RETURN TO:**

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027