39-B

Davidson County DEEDWARR
Recvd: 04/12/01 14:20 2pgs
Fees:11.00 Taxes:878.75

20010412-0036122

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,500.00

Jo Ann Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF APRIL 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-29-03

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
John Michael Simmons, and wife, Pamela Brannon Simmons	America's Wholesale Lender Corp.	Map 118-14 Parcel 94
3624 Rainbow Place	4500 Park Granda	
Nashville, TN 37204	Calabasa, CA 91302-1613	

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, **Jo Ann Martin and Jessie M. Tallman Dixon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Michael Simmons and wife, Pamela Brannon Simmons,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Being Lot No. 15 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 15 fronts 100 feet on the easterly side of Rainbow Place and runs back 177.8 feet on the northerly line and 202.8 feet on the southerly line, to a dead line in the rear, measuring 98 feet thereon.

Being the same property conveyed to Jo Ann Martin and Jessie M. Tallman by Last Will and Testament from Hickman M. Johnson, Jr., of record as instrument # 20010220-0015595, Register's Office for Davidson County, Tennessee. And being the same property conveyed to H. M. Johnson, Jr., and wife Mary Dixon Johnson by deed from Robert J. Harris and wife, Dashiel B. Harris of record in book 3569, page 33, Register's Office for Davidson County, Tennessee.

H. M. Johnson, Jr. and Hickman M. Johnson, Jr. is one and the same person

Mary Dixon Johnson predeceased her husband, Hickman M. Johnson, Jr.

Hickman M. Johnson, Jr., unmarried, died testate on the 11th day of January, 2001, a resident of Davidson County, Tennessee. In his last will and testament, a certified copy of which is recorded as instrument # 20010220-0015595 in the Register's Office for

Davidson County, Tennessee, he devised the above-described property in fee simple to his two children, Jo Ann Martin and Jessie M. Tallman Dixon. Said Last Will and Testament is recorded in Will Book Volume 1672, page 306753, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

This conveyance is made subject to the following:

Restrictions filed for record prior to February 15, 1950 in Book 1760, page 31, and restrictions and easement in Book 1781, page 520.
The recorded plan shows an Owner's Certificate, a 70 foot set-back line from Rainbow Place, and a 10 foot easement along the rear of the lot for public
utilities.

This is the same description as in the previous deed of record.

This is improved property known as:

3624 Rainbow Place	**Nashville,**	**TN**	**37204**
(House Number & Street)	(City)	(State)	(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 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 / or any encumberances of record; 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 hands this 12 day of April 2001.

Jo Ann Martin – Grantor

Jessie M. Tallman Dixon – Grantor

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 Jo Ann Martin and Jessie M. Tallman Dixon, 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 at Nashville, Tennessee, this 12 day of April 2001.

NOTARY PUBLIC

My commission expires: 03-29-03

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003