THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Christopher Simpson 809 Jones Street Old Hickory, TN 37138	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	44-15-197 4D 43850

FOR AND IN 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,

Bob Yates and wife, Carolyn Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

/S.
Christopher Simpson and wife, Jeanine B. Simpson

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 Number 208, on the Plan of Section "A", on the plan of E.I. duPont de Nemeurs and Companys Subdivision, Village of Old Hickory of record in Plat Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bob Yates and wife, Carolyn Yates by Deed of record in Book 11594, Page 982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 04/30/01 09:19 2pgs
Fees:11.00 Taxes:440.30
20010430-0042946

This is improved property known as: 809 Jones Street Old Hickory, TN 37138

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 HANDS THIS 25th day of April, 2001

Bob Yates

Carolyn Yates

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Bob Yates and wife, Carolyn Yates

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 25th day of April, 2001

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of April, 2001

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

NOTARY PUBLIC AT LARGE