RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427053

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Rob A. Mortensen and wife	Same	Map: 117-15
621 Elaine Drive		Parcel: 138
Nashville, TN 37211		16DA-23265

For and in Consideration of the sum of $ 160,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Catherine Forbes Simpson, an unmarried person, and being one and the same person as Catherine S. Simpson

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Rob A. Mortensen and wife, Lisa G. Mortensen

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 16** on the plan of **Re-Subdivision of Lots 15 and 16 Green Hills Subdivision No. 2,** as of record at **Plat Book 4060, page 43,** Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 6885, page 283, and*** , in said Register's Office, and the above description is the same as appears therein.

***Book 5062, page 971,** said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

1. 2001 property taxes are a lien against the property as of 01-01-01 but are not due and payable until 10-01-01. 2000 property taxes in the amount of $2,064.88, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 117-15-138; Field Book Number: 16DA-23265; at the street address of 1716 Green Hills Dr., Nashville, TN 37215.

2. Setback lines, easements, notes, and/or other limitations as shown on the plan of record at Plat Book 4060, page 43, said Register's Office (which plan voids, vacates, and supercedes the plan at Plat Book 547, page 139, said Register's Office, as to the subject property).

It is expressly understood and agreed by and between the parties hereto that this property is being sold **"AS IS"**, and that said Grantor makes no warranty or agreement regarding the condition of the improvements located hereon or of any improvements appurtenant thereto. Grantees, by acceptance of this deed, acknowledge this condition.

Davidson County DEEDWARR
Recvd: 05/23/01 15:21 2pgs
Fees:11.00 Taxes:592.00
20010523-0053694

This is **improved** property known as: 1716 Green Hills Dr., Nashville, TN 37215
{unimproved / improved}

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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 22nd day of MAY, 20 01

Catherine Forbes Simpson

Catherine Forbes Simpson

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON May 22, 2001.

My Commission Expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 10/25/2003 DAVIDSON COUNTY, TENNESSEE AT LARGE

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

Catherine Forbes Simpson

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on May 22, 2001.

My Commission Expires: 10-25-2003

Notary Public

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public