WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/01 12:12 2pgs
Fees:11.00 Taxes:1757.50

20010524-0054250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Vicki Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th Day of May, 2001.

Debbie A. Rogers
Notary Public

MY COMMISSION EXPIRES: 2-14-05

(AFFIX SEAL)

DEBBIE A. ROGERS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Kaelin, Jr. and Patricia A. Kaelin	SAME	Map 64-3B
(NAME) 1408 Shannon Place	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Parcel 133.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mitchell D. Simpson and wife, Carol Simpson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles R. Kaelin, Jr. and wife, Patricia A. Kaelin** hereinafter called the GRANTEE(S), 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 No. 124, on the Final Plat of Brandywine Pointe Phase Nine (a Planned Unit Development) as of Record in Book 9700, page 184, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mitchell D. Simpson and wife Carol Simpson from Brandywine Pointe Partners, LP by Warranty Deed of record in Book 10350, page 650, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10119, page 188, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plat of Record in Plat Nook 9700, page 184, said Register's Office.

This is unimproved ( )
improved(x) property, known as 1408 Shannon Place Old Hickory TN 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 18th Day of May, 2001.

Mitchell D. Simpson

Carol Simpson

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Mitchell D. Simpson and Carol Simpson, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th Day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001