STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of May, 2001.

Notary Public

My Commission Expires: 7/26/2003

Return To:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/01/01 15:01 2pgs
Fees:11.00 Taxes:512.45
20010601-0057218

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Miles Simmons
513 Fairhaven Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
161-10-0-B-104.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Warren V. Elliott, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Richard Miles Simmons, an unmarried man** hereinafter referred to as 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 No. 295 on the Plan of Second Revision, Phase Six, Villages of Brentwood, of record in Book 6900, Page 316, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Warren V. Elliott, unmarried by Warranty Deed from Kurt VanWagoner and wife, Jodi I. VanWagoner of record in Book 11395, Page 887, Register's Office for Davidson County, Tennessee. Warren V. Elliott having since married.

Kimberly Brock Elliott as spouse of Warren V. Elliott hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6143, Page 11, Book 7207, Page 251, and Book 8507, Page 831, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6158, Page 352, Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, and Book 8163, Page 593, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 513 Fairhaven Court, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of May, 2001.

Warren V. Elliott

Kimberly B. Elliott

Warren V. Elliott

Kimberly Brock Elliott

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 Warren V. Elliott and wife, Kimberly Brock Elliott, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2001.

Notary Public

11-18-01
My Commission Expires

03083-BP