Mail

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Will Simon and wife, Angie Simon** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Lamar E. McClain** it's successors and assigns, forever, that certain parcel of real estates located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 25th day of May 2001.

Will Simon

Angie Simon

Davidson County DEEDWARR
Recvd: 06/12/01 13:41 3pgs
Fees:15.00 Taxes:266.40
20010612-0061866

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Will Simon and wife, Angie Simon with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 25th day of May 2001.

Cheryl M. Traverse
Notary Public
My Commission expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $72,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nick M Clark
Affiant

Subscribed and sworn to before me this 25th day of May 2001.

Cheryl M. Traverse
Notary Public

My Commission expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 133/05/8.00

Address of New Owner:
524 Veritas Street
Nashville, TN 37211

Send Tax Bills To:
same

6-010152

A certain tract or parel of land in Davidson County, Tennessee, described as follows to-wit;

Land in Davidson County, Tennessee, being Lot No. 359 on the Plan of Sunrise Heights, Second Plan, as of record in Plat Book 421, page 46, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Will Simon and wife, Angie Simon from James Donald Kennedy and wife,, Deborah H. Kennedy by Warranty Deed dated May 31, 2000 and recorded May 31, 2000 in Instrument # 200005310054193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

W B Simon A T. Simon
W1551 a 7 5

(6-010152/3)