|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$30,000.00
|X _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|7th DAY OF June, 2001.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Will & Angie Simon and Billie Byrd<br>8435 Taliaferro Rd.<br>Eagleville, TN 37060 | New Owner | Map 118-04<br>Parcel 191 |

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,

Michael E. Cloonan, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Will Simon and wife, Angie Simon and Billie Byrd, married

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:

BEING LOT NO. 29B ON THE PLAN OF THE RESUBDIVISION OF LOT 29, ROSEDALE SUBDIVISION, AS OF RECORD IN PLAT BOOK 8250, PAGE 428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. CLOONAN, BY DEED FROM THOMAS ANDREW HENDRIX AND WIFE, PAULETTE (BRYANT) HENDRIX, DATED OCTOBER 2, 1986, AND OF RECORD IN BOOK 6999, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property being conveyed herein is not nor has ever been the principal residence of the Grantor.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 8250, Page 428, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8250, Page 428, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2209 Grandview Avenue, Nashville, TN 37211
(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 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 my hand(s) this 7th day of June, 2001.

Michael E. Cloonan _____

Davidson County DEEDWARR
Recvd: 06/13/01 18:21 2pgs
Fees:11.00 Taxes:111.00

20010613-0062586

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael E. Cloonan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076