Davidson County DEEDWARR
Recvd: 06/20/01 16:06 2pgs
Fees:11.00 Taxes:739.63
20010620-0065636

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WARRANTY DEED

This Indenture made this ~~14th~~ 15TH day of **June, 2001** between **Jane Simpson, unmarried, ,** GRANTOR, and **Kimberly A. Coots and husband, Danny Coots ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of W.D. Gale's Kirkwood Addition, as of record in Book 332, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the southerly side of Knox Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Jane Simpson by Warranty Deed from R. I. Anderson, of record in Book 10865, page 324, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 332, page 76, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 909 Knox Avenue, Nashville, Tennessee 37204.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **14th** day of **June, 2001.**

_____ _____
Jane Simpson

_____ _____

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Simpson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 14th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $199900

Affiant

Subscribed and sworn before me this 14th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Kimberly A. Coots
909 Knox Avenue
Nashville, Tennessee 37204

Send Tax Bills to:
Capital Bank & Trust Company
1820 West End Aveunue
Nashville, Tennessee 37203

Map & Parcel Number:

Map 118 Group 01 Parcel 373