96/05/010

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (JAG)
A Professional Corporation
Suite 1000, Commerce Center
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 06/28/01 14:14 4pgs
Fees:19.00 Taxes:1794.50
20010628-0068638

Address New Owner as follows:
D. Mark Simmons and wife,
Martha D. Simmons
2021 Woodmont Boulevard
Nashville, Tennessee 37205

Send Tax Bills To:
same

Map-Parcel No.
117-11-27.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Subscribed and sworn to before me this the 28th day of June, 2001.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires October 25, 2003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Catherine Mogan Childs, a widow**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **D. Mark Simmons and wife, Martha D. Simmons,** hereinafter called "Grantee", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A"ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit B attached hereto.

This is improved property known as 2021Woodmont Boulevard, Nashville, Tennessee 37205.

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, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind herself, her heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 this 28th day of June, 2001.

Catherine Mogan Childs, a widow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Catherine Mogan Childs, a widow**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of June, 2001.

Cecilia H. Watts
Notary Public

My Commission Expires:

5/26/05

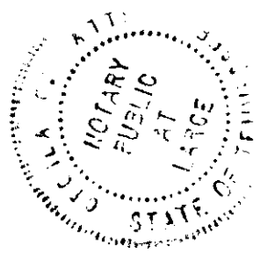


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 218 and 219 on the plan of Noel's Subdivision of Watkins Grove, not of record, described according to a blue print of said plan, as follows:

Beginning at the southeast corner of Woodmont Avenue and Boenach Street and running thence with the easterly margin of said Street southwardly 355 feet to a point; thence eastwardly and parallel with the southerly margin of Woodmont Avenue, 200 feet to a point; thence northwardly and parallel with Boenach Street 355 feet to the southerly margin of said Avenue; thence with the southerly margin of said Woodmont Avenue westwardly 200 feet to the point of beginning.

Being the same property conveyed to P.C. Childs and wife, Julie D. Childs, by deed from Louise W. Zeek as of record in Book 2197, page 407, Register's Office for Davidson County, Tennessee, the said P.C. Childs and wife, Julie Childs having since died. The property was vested in Catherine Mogan Childs by Last Will and Testament of Paul Conrad Childs, of record in Book 6794, page 539, Register's Office for Davidson County, Tennessee.

EXHIBIT B

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for the year 2001 and subsequent years.

2. Restrictive Covenants contained in instrument of record in Book 737, page 1, Register's Office for Davidson County, Tennessee.