THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharron L. Rankin (NAME)	GB & T Mortgage (NAME)	53-3-228
1301 Riverside Road (ADDRESS)	1321 Murfreesboro Road, Ste. 701 (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, Raymond B. Simpkins, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharron L. Rankin

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:

LAND in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. I

LAND in Davidson County, Tennessee, being Lot No. 120 in Section "B", Plan of Village of Old Hickory, as shown on plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

TRACT NO. 2

LAND in Davidson County, Tennessee, being the south 50 feet of Lot No. 15 of Section "B", on the Map of the Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the easterly side of Riverside Road and runs back between parallel lines 352.5 feet, more or less, to the approximate edge of the low water mark of the Cumberland River.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed by Eugene F. Johnson and wife, Helen Hale Johnson, to the United States of America, by deed of record in Book 2195, page 10, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1301 Riverside Road, Old Hickory, Tennessee 37138
(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 this 20th day of August, 2001

Raymond B. Simpkins

Davidson County DEEDWARR
Recvd: 08/22/01 13:35 3pgs
Fees:18.00 Taxes:1498.50

20010822-0090719

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 Raymond B. Simpkins, an unmarried person,

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2001.

Commission expires July 24, 2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Tennessee, and more particularly described as follows:

BEGINNING at a point in the line of the lands nor or formerly of Earl E. and Viola L. Swenson, said point being North 85 deg. 32' East 328 feet from the most southwesterly corner of the lands of said Swensson and the most northwesterly corner of the lands of the subject owner; thence, from the point of beginning, and along said Swensson line, North 85 deg. 32' East 35 feet to a point in the low water mark of the Cumberland River; thence, southeasterly and upstream following the meanderings of said water line, a distance of 260 feet, more or less, to a corner common to the land now or formerly of W. R. and Mary H. Stevens; thence, leaving said water line and along said Stevens Lane, South 88 deg. 19' West 50 feet; thence, severing the lands of the subject owner, North 15 deg. 00' West 253 feet to the point of beginning, containing twenty-five hundredths (0.25) of an acre, more or less.

BEING the same property conveyed to Raymond B. Simpkins by deed from Marion L. Ward, Jr. and wife, Penny B. Ward, of record in Book 7816, page 954, Register's Office for Davidson County, Tennessee.