Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/05/01 18:02 2pgs
Fees:13.00 Taxes:636.40

20010905-0096505

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2001.

Notary Public
My commission expires: 5/26/02

Address of New Owner:	Send Tax Bills to:	Tax Information
George L. Rooker Jr.	Union Planters	62-13-110
4022 Moss Rose Drive	7130 Goodlett Farms	
Nashville TN 37216	Cordova, TN 38018	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edna R. Simmons, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to George L. Rooker Jr. and wife, Jennifer A. Rooker, hereinafter called the Grantees, their successors 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, being Lot No. 2 on the Plan of B.E. Woodard's Subdivision, of record in Plat Book 974, Pages 94 and 95, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edna R. Simmons of record in Book 4480, Page 956, Register's Office for Davidson County, Tennessee.

James D. Simmons, Sr., husband of Edna R. Simmons, joins in the execution of this instrument for the purposes of conveying his marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4022 Moss Rose Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 2001.

Edna R. Simmons
By: Attorney in Fact

James D. Simmons, Sr.
By: Attorney in Fact

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 James D. Simmons, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within named instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Edna R. Simmons and James D. Simmons, Sr. and that he is authorized by Edna R. Simmons and James D. Simmons, Sr., to execute this instrument of their behalf.

Witness my hand in NASHVILLE, TN, this 27th day of August, 2001.

Robert G. Kemes
Notary Public

My Commission expires: June 21, 2005

