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Davidson County DEEDWARR
Recvd: 12/03/01 11:53 2pgs
Fees:13.00 Taxes:641.95
20011203-0132163

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $173,500.00. Affiant Subscribed and sworn to before me, this 28th day of November, 2001. Notary Public My Commission Expires: 5/28/2003

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON TN

Address New Owner As Follows: Phillip Matthew Simpson and Allison S. Simpson 724 Kendall Drive Nashville, TN 37209	Send Tax Bills To: Southeastern Mortgage 115 29th Avenue South Nashville, TN 37212	Map-Parcel Number: Map 103-10 Parcel 41

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITT H. REYNOLDS AND WIFE, LAURA M. REYNOLDS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PHILLIP MATTHEW SIMPSON AND WIFE, ALLISON S. SIMPSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Brookside Courts, Addition No. 4, Section 4, of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Britt H. Reynolds and wife, Laura M. Reynolds by deed from Mary Kurtz Moran and husband, Christopher S. Moran, of record in Book 10476, page 652, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as 724 Kendall Drive, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 28th day of November, 2001.

BRITT H. REYNOLDS

Laura M. Reynolds

LAURA M. REYNOLDS

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRITT H. REYNOLDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of November, 2001.

Linda J. Brown
Notary Public

My Commission Expires: July 17, 2002



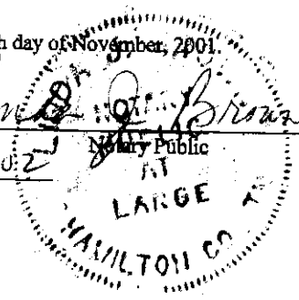
STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA M. REYNOLDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of November, 2001.

Linda J. Brown
Notary Public

My Commission Expires: July 17, 2002



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