PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(GJ) Title No: 43235
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/04/02 08:09 2pgs
Fees:13.00 Taxes:651.20
20020304-0026400

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth Fagan Susan B. Solomon 7375 Bridle Drive Nashville, Tennessee 37221	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 142-03-083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$176,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Grant Simmons and wife, Cameron Cefalu Simmons**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Fagan and spouse, Susan B. Solomon** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Resubdivision of Lots 283 & 284 of Walnut Hills Manor, Section 1 of record in Book 4885, page 124, Register's Office for said County.

Said Lot No. 283 fronts 86.46 feet on the southwesterly margin of Bridle Drive and extends back 169.70 feet on the southeasterly line and 166.97 feet on the broken northwesterly line to a broken line in the rear, measuring 114.40 feet thereon.

Being the same property conveyed to Jacqueline A. Simmons, unmarried, by deed from Alvin W. Terrell & Son, Inc. of record in Book 5195, page 711, said Register's Office. By Quitclaim Deed of record in Book 11214, page 893, said Register's Office. Jacqueline A. Simmons, (now Bellar) conveyed a 29% undivided interest in subject property to David Grant Simmons and wife, Cameron Cefalu Simmons and a 71% undivided interest to Jacqueline A. Simmons Bellar, married. By Quitclaim Deed of record in Book 11640, page 430, said Register's Office. Jacqueline A. Simmons (now Bellar) conveyed an additional 35% interest in subject property to David Grant Simmons and wife, Cameron Cefalu Simmons and a 46% undivided interest in subject property to Jacqueline A. Simmons Bellar, married. By Quitclaim Deed of record in Doc. No. 20001229-0127521, said Register's Office. Jacqueline A. Simmons (now Bellar) conveyed an additional 35% undivided interest in subject property to David Grant Simmons and wife, Cameron Cefalu Simmons, making their share 76.8%, and to Jacqueline A. Simmons Bellar, married, a 23.2% undivided interest in subject property. By Quitclaim Deed of record in Doc. No. 20010803-0083285, said Register's Office. Jacqueline A. Simmons, (now Bellar), conveyed an additional 17.86% undivided interest in subject property to David Grant Simmons and wife, Cameron Cefalu Simmons, making their share 100%.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4885 Page 124, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bridle Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s) with an 8 inch sewer line lying therein. A 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as: 7375 Bridle Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2002.

David Grant Simmons

Cameron Cefalu Simmons

State of TENNESSEE
County of DAVIDSON

On this 28th day of February, 2002 , before me the undersigned authority, personally appeared David Grant Simmons and Cameron Cefalu Simmons , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $176,000.00

Affiant

Sworn and subscribed before me this the 28th day of February, 2002

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003