# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Vernon H. Amos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2002

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/05/02 13:44 2pgs
Fees:13.00 Taxes:312.65
20020305-0027480

G-7782-E

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vernon H. Amos (NAME) | Columbia National, Incorporated (NAME) | MAP 86 |
| 210 Raintree Drive (ADDRESS) | P.O. Box 3050 (ADDRESS) | GROUP 11A |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP) | PARCEL 74 |

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, Shawn Oniel Simpson and William O. Simpson and wife, Margaret E. Simpson, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon H. Amos

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit Number 6, Building No. 14 in Raintree Village (a condominium created under Chapter 27, Title 64, of the Tennessee code Annotated and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, Page 378, Register's Office for Davidson County, Tennessee and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62 through 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made. Building 14 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, Page 781, and Book 5172, Page 72, Register's Office for Davidson County, Tennessee. Garage No. 14-6 is a limited element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Shawn Oniel Simpson, unmarried and William O. Simpson and wife, Margaret E. Simpson, joint tenants with right of survivorship, by deed from Kathy Ann Speck of record in Book 11610, Page 253, Register's Office for Davidson County, Tennessee.

Amy Marie Simpson executes this instrument as attorney in fact for Shawn Oniel Simpson, William O. Simpson and Margaret E. Simpson pursuant to powers of attorney of record in Instrument # 20020305-0027477, # 20020305-0027478, and # 20020305-0027479, Register's Office for Davidson County, Tennessee.

Amy Marie Simpson, spouse of Shawn Oniel Simpson, joins in this conveyance for the purpose of relinquishing all marital rights she may have in said property.

unimproved ( )
This is improved ( X ) property, known as 210 Raintree Drive, Hermitage, TN 37076
(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 our hand this 27th day of February 2002

Shawn Oniel Simpson
By: Amy Marie Simpson
Amy Marie Simpson, Attorney-in-fact

Margaret E. Simpson
By: Amy Marie Simpson
Amy Marie Simpson, Attorney-in-fact

William O. Simpson
By: Amy Marie Simpson
Amy Marie Simpson, Attorney-in-fact

Amy Marie Simpson



DCTN01WC

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 AMY MARIE SIMPSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of February, xx 2002.

Commission expires _____

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 _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of February, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared AMY MARIE SIMPSON, to me known to be the person who executed the foregoing instrument on behalf of SHAWN ONIEL SIMPSON, WILLIAM O. SIMPSON AND MARGARET E. SIMPSON, and acknowledged that she executed the same as the free act and deed of the said SHAWN ONIEL SIMPSON, WILLIAM O. SIMPSON AND MARGARET E. SIMPSON.

Witness my hand and seal at Goodlettsville, Tennessee, this the 27th day of February, 2002.

NOTARY PUBLIC

Commission expires: _____