Davidson County DEEDWARR
Recvd: 03/19/02 13:49 2pgs
Fees:13.00 Taxes:332.63

20020319-0034114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

02-2778

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2002

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

NOTARY PUBLIC AT LARGE JANIS L. DUREE

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Williams	ABN AMRO Mortgage Group, Inc.	33-16
(NAME)	(NAME)	
1107 North Graycroft Avenue	2600 W. Big Beaver Road	269
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Troy, MI 48084	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Scott Simms, ~~xxxxxxxxxx~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Williams, unmarried

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:

Being Lot No. 1B on the Plan of the Zone Lot Division of Lots 1, 2 & 3, Primrose Meadows, Section 4, of record in Plat Book 6250, page 884, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Scott Simms, a single person, by deed from Homer D. Simms and wife, Sandra S. Simms, filed of record in Book 11523, page 105, Register's Office for Davidson County, Tennessee.

Thamsey Simms, spouse of the said Grantor, joins in this instrument for the purpose of conveying any interest she may have in the said property.

This is improved property known as 1107 North Graycroft Avenue, Madison, TN 37115

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 ~~xxx~~ their hand S this 15th day of March, 2002.

Scott Simms

Thamsey Simms

02-2778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Scott Simms the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 15th day of March, 2002.

My commission expires 5/20/2002

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Scott Simms, ~~unmarried~~ and Thamsey Simms the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of March, 2002.

My commission expires 5/20/2002

Notary Public Janis L. Duree

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY