STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of May, 2002.

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

Notary Public

My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/15/02 09:59 2pgs
Fees:13.00 Taxes:381.10
20020515-0059660

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gwendolyn J. Simmons
2908 Kinwood Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Columbia National

MAP-PARCEL NUMBERS:
150-050-006.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra Beyer, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Gwendolyn J. Simmons, unmarried** hereinafter referred to as 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. 98 on the Plan of Forest View Park, Section One, as of record in Book 3700, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 80 feet on the easterly side of Kinwood Drive and extends back 188.08 feet on the northerly line and 185 feet on the southerly line to a dead line in the rear on which it measures 80.06 feet.

Being the same property conveyed to Sandra Beyer by deed from George Mayo and wife, Carol Mayo, of record in Book 4757, Page 112, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3700, Page 109 and 110, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4115, Page 674, Book 4320, Page 323, Book 5882, Page 263, Book 6220, Page 646, Book 6220, Page 648, Book 6312, Page 609, Book 6569, Page 290, Book 6569, Page 294, Book 7079, Page 472, and Book 7235, Page 411, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8083, Page 804, Book 8083, Page 807, and Book 8794, Page 151, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2908 Kinwood Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 10th day of May, 2002.

Sandra Beyer by Susan Kelton a/f/y in fact

Sandra Beyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kelton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Sandra Beyer and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expires:

05041-BP