Prepared by Phillip Duke - 1481 Ridge Circle Drive - Goodlettsville, Tn.

WARRANTY DEED

For and in consideration of the sum of FORTY THOUSAND AND NO/100 ($40,000.00) *DOLLARS*
Cash in hand paid by Joyce Simpkins Duke and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MAP + PAR
069 12 00 063.00

We Malcolm J. Simpkins and WIFE Celeste W. Simpkins
Have bargained and sold and by these presents do transfer and convey unto the said
Joyce Simpkins Duke
Their *heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:*

land in Davidson County, Tennessee, being Lot No. 22 on the Map of Orchard Hill, as of record in Book 2663, page 98, Register's Office for said county.

Said Lot No. 22 fronts 68.1 feet on the southerly side of Curtis Street and extends back 190 feet on the westerly line and 160 feet on the easterly line, to a dead line in the rear on which it measures 159.5 feet thereon.

Being part of the property conveyed to Malcolm J. Simpkins and WIFE Celeste W. Simpkins by deed from A. A., Duggar and wife Salley L. Dugger, recorded in Book K 3178 Page 631.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joyce Simpkins Duke ***Heirs*** *and assigns forever.*

And we do covenant with the said Joyce Simpkins Duke *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*

And we Malcolm J. Simpkins and WIFE Celeste W. Simpkins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joyce Simpkins Duke Her *Heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 4th *day of* June, 2002, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Malcolm J. Simpkins Celeste Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2002, before me personally appeared Malcolm J. Simpkins and Celeste W. Simpkins to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal.

SHIRLEY WILSON NOTARY PUBLIC STATE OF TENNESSEE

My commission expires 1/29/2005

Davidson County DEEDWARR
Recvd: 06/18/02 08:46 2pgs
Fees:13.00 Taxes:148.00
20020618-0073381

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 40,000
Joyce S Duke
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 2002.
Deputy Register

New Owner
+
Tax Bill →

Joyce S Duke
3330 Curtis St.
Nashville 37218

