2 7 6
2 6 2

WARRANTY DEED

Re-record to add POA verbage and marital status

RE-RECORD

Davidson County DEEDWARR
Recvd: 06/27/02 08:29 2pgs
Fees:12.00 Taxes:0.00

20020627-0077194

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas M. Simpson (NAME)	New Owner (NAME)	103 2
225 Orlando Avenue (ADDRESS)	(ADDRESS)	46
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	SDA 44845

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, Linda Sue Simmons, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas M. Simpson, 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:

Part of Lot No 20 on the Map of CC Vernon Farm of record in Book 161, page 164, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Orlando Avenue 575 feet south from Lenox Avenue; continuing with said avenue S 10 deg east 31 feet to a point, and S 10 deg west 19 feet to a point, in all 50 feet to a point, being the northeast corner of the property conveye to LC Watson by deed of record in Book 1085, page 593, Register's Office for said County; thence with Watson's northerly line westerly 153.5 feet, more or less to a point; thence N 4-1/2 deg east 50 feet to a point; thence easterly 150 feet to the beginning.

Being the same property conveyed to Linda Sue Simmons by deed from Larry I. Trenary of record in Book XX _____, page _____, Register's Office for Davidson County, Tennessee. X 20020429-0051962

This conveyance is subject to any and all existing easements of record.

Ronald D. Runyeon executed this instrument as Atty-in-fact on behalf of Linda Sue Simmons, pursuant to the Power-of-Attorney recorded as Instrument #20020524-0063633, said Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/24/02 14:07 2pgs
Fees:13.00 Taxes:122.10

[redacted]

20020524-0063634

unimproved ( )
This is improved (X) property, known as 225 Orlando Avenue, Nashville, Tennessee 37209
(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 my hand this 3rd day of May, 2002

Linda Sue Simmons

Linda ~~Sue~~ Simmons
by Ronald D Runyeon
atty in fact

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of May, 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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 3rd day of May, 2002, personally appeared before me, Ronald D. Runyeon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Linda Sue Simmons and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 3rd day of May, 2002

My commission expires 10/25/03

Charles A. Sullivant Jr.
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires