Davidson County DEEDWARR
Recvd: 08/05/02 08:36 2pgs
Fees:13.00 Taxes:547.60
20020805-0093245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Keith B. Simmons
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Keith B. Simmons and Kay L. Simmons
4902 Dakota Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel:91-15, parcel 298

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, **David Peirano and wife, Melissa G. May Peirano** hereinafter referred to as Grantors, hereby transfers and conveys to **Keith B. Simmons and wife, Kay L. Simmons** 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:

Land in Davidson County, Tennessee, being Lot No. 803, Block 36, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa G. May (now known as Melissa Peirano) by warranty deed from Daniel J. Parks and wife, Teresa Lee Parks of record in Book 11122, page 852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 102 and 103, Register's Office for Williamson County, Tennessee.

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 4902 Dakota Avenue, Nashville, Tennessee 37209.

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 31st day of July, 2002.

David Peirano

Melissa G. May Peirano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Barrett, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of David Peirano and Melissa Peirano, and is authorized by David Peirano and Melissa Peirano to execute this instrument on behalf of David Peirano and Melissa Peirano.

Witness my hand and official seal this 31st day of July, 2002.

Notary Public

My Commission Expires: 8/5/02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002