PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 09/26/02 14:00 3pgs
Fees:18.00 Taxes:668.96
20020926-0117473

W & I Ref: SK Title No: 43806

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| William Scott Brown<br>3285 River Walk Drive<br>Nashville, Tennessee 37214 | National BAnk of Commerce<br>4663 Trousdale Drive<br>Nashville, TN 37204 |

**TAX MAP-PARCEL NUMBERS:** 85-12-A-24

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Simmons and Robin L. Simmons, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Scott Brown** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of River's Edge Section Two Jackson Downs of record in Book 8250, page 922, Register's Office for said County to which plan reference is made for a complete description thereof.

BEING the same property conveyed to James A. Simmons and Robin L. Simmons, husband and wife, by deed from Fox Ridge Homes, Inc. of record in Book 11524, page 18, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 922, said Register's Office, which Plan shows a 15 foot minimum building setback line from River Walk Drive together with additional setback designations, and 15 foot easement for public utility and drainage purposes along the front line of said lot; The plan of record shows a 100 year Flood Plain across the rear portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9280, page 334, Book 11098, page 1 and in Book 11098, page 21, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of James A. Simmons by Robin L. Simmons as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as: 3285 River Walk Drive, Nashville,, Tennessee 37214**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 19th day of September, 2002 .

James A. Simmons
**James A. Simmons By: Robin L. Simmons, Atty-in-Fact**

Robin L. Simmons
Robin L. Simmons

**State of** TENNESSEE
**County of** DAVIDSON

On this 19th day of September, 2002 , before me the undersigned authority, personally appeared **Robin L. Simmons** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

_____
Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $180,800.00

Deborah A. Crowell
Affiant

Sworn and subscribed before me this 19th day of September, 2002

Lora K. Watts
Notary Public

My Commission Expires: 2/2/04

LORA K. WATTS NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires 2/2/04

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Robin L. Simmons** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James A. Simmons** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

---

**EXHIBIT "A"**
**To**
**Warranty Deed**

**FROM: James A. Simmons and Robin L. Simmons, husband and wife**

**TO: William Scott Brown**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robin L. Simmons
**Robin L. Simmons, Affiant**

Sworn to and subscribed before me this
19th day of September, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004