WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ ~~180,000.00~~ 185,000. —

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this day of DECEMBER, 2002

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 12/31/02 13:42 2pgs
Fees:13.00 Taxes:695.60
20021231-0162647

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02120002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Scot Simpson, & Jeanine B. Simpson 1311 Birdsall Street Old Hickory, TN 37138	New Owner	053-03-0 / 206.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Scot Simpson and wife, Jeanine B. Simpson, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **MARK D. BRANSTETTER**, and wife, **JACQUELINE K. BRANSTETTER**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto: /CHRISTOPHER S. SIMPSON, a/k/a, **SCOT SIMPSON** and wife, **JEANINE B. SIMPSON**, AND **JAMES** /M. **SIMPSON** and wife **GLENDA** D. **SIMPSON** to hold as Tenants in Common, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 166, Section "B", Village of Old Hickory, as shown on the plan recorded July 16, 1948, Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark D. Branstetter and wife, Jacqueline K. Branstetter by Warranty Deed from Gregory J. Maynard and wife, Susan B. Hlomes dated July 12, 1996 and of record in Book 10123, page 827, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:

Easement for Right of way set out in instrument of record in Book 626, page 556; Easement reserved in Deed of record in in Book 576, page 664; Telephone line Right of way shown of record in Book 662, page 743; Public utility Right of way of record in Book 735, page 417 All in the Register's Office for Davidson County, Tennessee .

This is improved property known as: 1311 Birdsall Street, Old Hickory, TN. 37138.

Witness our hands this 26th day of DECEMBER, 2002.

Mark D. Branstetter

Jacqueline K. Branstetter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Mark D. Branstetter and Jacqueline K. Branstetter the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 20 day of DECEMBER, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE LEROY JOHNSTON ELLIS IV

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WARRANTY DEED

From: ***Mark D. Branstetter*** and wife,, ***Jacqueline K. Branstetter***

To: ***Scot Simpson*** *and wife,,* ***Jeanine B. Simpson***

Property:

1311 Birdsall Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

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