WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 138,000.00 .

Amy D. Elkins
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 20 day of DECEMBER, 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 12/31/02 13:45 2pgs
Fees:13.00 Taxes:510.60

20021231-0162659

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02120001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
C. M. Elkins, & wife Amy D. Elkins and Charles R. Elkins 809 Jones Street Old Hickory, TN 37138	New owner	44-15 / 197.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Charles M. Elkins and wife, Amy D. Elkins, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Christopher Scot Simpson**, and wife, **Jeanine B. Simpson**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Charles M. Elkins and wife, **Amy D. Elkins**, and **Charles R. Elkins**, a married man to hold as JOINT Tenants w/Rt of survivorship /ROBERT 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:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Section "A", on the plan of E. I. duPont de Nemeurs and Companys Subdivision, Village of Old Hickory of record in [Plat] Book 1424, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher S. Simpson and wife, Jeanine B. Simpson by Warranty Deed from Bob Yates and wife, Carolyn Yates of record as instrument number 20010430-0042946 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 625, 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: 809 Jones Street, Old Hickory, TN. 37138.

Witness our hands this 20th day of DECEMBER, 2002.

Christopher Scot Simpson

Jeanine B. Simpson

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 Christopher Scot Simpson and Jeanine B. Simpson 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 JOHNSTON ELLIS IV

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WARRANTY DEED

From: *Christopher Scot Simpson* and wife, *Jeanine B. Simpson*

To: *Charles M. Elkins and wife, Amy D. Elkins and Charles R. Elkins a married man* to hold as Joint Tenants with Right of survivorship

Property: 809 Jones 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