Davidson County DEEDWARR
Recvd: 04/04/03 13:50 3pgs
Fees:18.00 Taxes:980.50
20030404-0044868

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Jean R. Barrow	New Owners	Map 131-03-0
1710 Temple Avenue		Parcel 189
Nashville, TN 37215		11390 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Emily Susan Imes Simmons, and husband Jeffery L. Simmons** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jean R. Barrow, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Neil Hunt Subdivision, of record in Plat Book 974, page 19, Register's Office.

Said Lot No. 45 fronts 75.15 feet on the northerly side of Temple Avenue and runs back between parallel lines 225 feet to a line in the rear which measures 75.15 feet thereon.

Being the same property conveyed to Emily Susan Imes and Jeffery L. Simmons, by deed of record in Book 7224, page 397, said Register's Office.

Emily Susan Imes and Emily Susan Imes Simmons are one and the same person.

This is improved property commonly known as 1710 Temple Ave, Nashville, Tennessee 37215.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 294, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 1129, page 321 and Book 6104, page 64, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me this 1st day of April, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of April, 2003.

Emily Susan Ines Simmons

Jeffery L. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Emily Susan Imes Simmons, and husband, Jeffery L. Simmons with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of **April, 2003**.

Notary Public

My Commission Expires: _____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE