RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE 2003 Sumner County, Tennessee

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of April,

Notary Public

My Commission Expires: 10/12/05

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 04/29/03 14:40 2pgs
Fees:13.00 Taxes:991.60
20030429-0057326

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rachel A. Seifert
3624 Rainbow Drive
Nashville, Tennessee 370204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 118-140-094.00

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, **John Michael Simmons and wife, Pamela Brannon Simmons** hereinafter referred to as Grantors, hereby transfers and conveys to **Rachel A. Seifert, unmarried** 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:

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

Being Lot. No. 15 on the Map of Longview Manor, Section One and Two, as of record in Book 1424, Page 127, Register's Office for said County.

Said Lot. No. 15 fronts 100 feet on the easterly side of Rainbow Place and runs back 177.8 feet on the northerly line and 202.8 feet on the southerly line, to a dead line in the rear, measuring 98 feet thereon.

Being the same property conveyed to John Michael Simmons and wife, Pamela Brannon Simmons by Warranty Deed from Jo Ann Martin and Jessie M. Tallman Dixon of record at Instrument No. 2001 041200 36122, Register's Office for Davidson County, Tennessee, dated April 12, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Page 127, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1760, Page 31, Register's Office for Davidson County, Tennessee.

Easement of record in Book 1781, Page 520, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, 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 3624 Rainbow Drive, Nashville, Tennessee 370204.

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 24th day of April, 2003.

John Michael Simmons

John Michael Simmons

Pamela Brannon Simmons

Pamela Brannon Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Michael Simmons and wife, Pamela Brannon Simmons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2003.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT

My Commission Expires: 11/2/05

07911-BW