Box B/B
For R&CB

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
D. Mark Simmons et ux	SAME	Map: 116-14-0	Joseph V. Ferrelli
4410 Truxton Place			104 Woodmont Blvd.,#115
Nashville, TN 37205		Parcel: 132	Nashville, TN 37205

State of Tennessee}
County of Davidson}
The actual consideration of value, whichever is greater for this transaction, is $2,300,000.00

Affiant

Sworn to and subscribed before me this 16th day of April, 2003.

Notary Public

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Davidson County DEEDWARR
Recvd: 05/01/03 13:01 2pgs
Fees:13.00 Taxes:8510.00
20030501-0058211

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 **Sydney F. Keeble, Jr. and wife, Sheila Broderick Keeble** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **D. Mark Simmons and wife, Martha D. Simmons** (The "Grantee"), their 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. 3 on the Plan of Davis Estates, Section 1, as of record in Plat Book 3600, pages 25 & 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sydney F. Keeble, Jr. and wife, Sheila Broderick Keeble from Merida B. Oman, by deed of record in Book 3841, page 326, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record at Book 3600, pages 25 & 26, said Register's Office.
3. Restrictions of record in Book 3673, page 343, said Register's Office.
4. Any and all other matters of public record.

This is improved property commonly known as 4410 Truxton Place, Nashville, TN 37205.

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, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of April, 2003.

Sydney F. Keeble, Jr.

Sheila Broderick Keeble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sydney F. Keeble, Jr. and wife, Sheila Broderick Keeble, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged having executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of April, 2003.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004