Davidson County DEEDWARR
Recvd: 06/26/03 15:57 2pgs
Fees:13.00 Taxes:1258.00
20030626-0088952

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Arthur L. Wicks & Hannah R. Paramore
1015 Glendale Lane
Nashville, TN 37204

SEND TAX BILLS TO:
Same

# WARRANTY DEED

(Map Number 131-08; Parcel Number 107.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **BRIAN C. SIMMONS and wife, AMIE L. SIMMONS,** have bargained and sold and do hereby transfer and convey unto **ARTHUR L. WICKS and wife, HANNAH R. PARAMORE**, their heirs and assigns, forever, that certain property located and situated in **DAVIDSON** County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Final Plat for Resubdivide Lot 2, Glendale Park Subdivision, of record in Book 9700, page 94, amending part of Lot No. 2 on the map of Glendale Park, as of record in Book 57, page 141, said Register's Office, to which plan reference is here made for a more complete description.
>
> BEING the same property conveyed to Brian C. Simmons and wife, Amie L. Simmons, by deed from Jennifer J. Small, unmarried, of record in Book 9946, page 411, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 94, amending Book 57, page 141, to any restrictive covenants, to easement of record in Book 4110, page 598 and Book 4158, page 953, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **1015 Glendale Lane, Nashville, TN 37204**

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

**GRANTORS COVENANT** with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2003 real property taxes which will be prorated at closing and assumed by the Grantees.

**GRANTORS FURTHER COVENANT** and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 20th day of June, 2003.

BRIAN C. SIMMONS

AMIE L. SIMMONS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian C. Simmons and wife, Amie L. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 20th day of June, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MAC... NOTARY PUBLIC AT LARGE RUTHERFORD CO.

MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$340,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of June, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 20, 2006