Return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 74,822.00

Gary W Simpkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

NOTARY PUBLIC

COMMISSION EXPIRES: 1-29-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

Davidson County DEEDWARR
Recvd: 07/11/03 08:23 2pgs
Fees:13.00 Taxes:276.84
20030711-0096126

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Gary Simpkins and Joyce Simpkins 205 Capitol View Drive Nashville, TN 37207	Decision One Mortgage Company, LLC 6060 J.A. Jones Drive, Suite 1000 Charlotte, NC 28287	Map 60-12 Parcel 93

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Heirs at Law of Bertie Sprouse: **Anita Faye Horton, June Carolyn Johnson, Joyce Emmalene Sprouse Simpkins, Clyde Thomas Sprouse, Jr. and Sue Ann Potts**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Gary W. Simpkins and wife, Joyce E. Simpkins**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 99, on the Plan of Capitol View Subdivision, as shown on plat of record in Plat Book 974, Pages 52 and 53, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID part of said lot fronts 75 feet on the North side of Capitol View Avenue and extends back northerly between lines 261.6 feet, more or less, on the easterly margin, and 238 feet, more or less, on the westerly margin, to a link measuring 65 feet, more or less on said rear line.

BEING the same property conveyed to Clyde Thomas Sprouse and wife, Bertie A. Sprouse, by Deed of record in Book 1314, page 350, Register's Office for Davidson County, Tennessee. The said Clyde Thomas Sprouse having since died on January 15, 1990, being survived by his spouse, Bertie A. Sprouse. The said Bertie A. Sprouse having since died on December 28, 2002, testate. Pursuant to the Last Will and Testament of the said Bertie A. Sprouse the subject property being left to her Heirs at Law, Anita Faye Horton, June Carolyn Johnson, Joyce Emmalene Sprouse Simpkins, Clyde Thomas Sprouse, Jr. and Sue Ann Potts, which are one in the same as the HEIRS AT LAW.
SAID Last Will and Testament is of record in Unprobated Will ~~Book~~ * ~~, Page~~ , in Probate Court Clerk's Office for Davidson County, Tennessee. * #03UP44

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: **205 Capitol View** * **Nashville, TN 37207**
* **AND 205 Capitol View Drive**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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, and 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: June 3, 2003

Anita Faye Horton

June Carolyn Johnson
June Carolyn Johnson

Joyce Emmalene Sprouse Simpkins
Joyce Emmalene Sprouse Simpkins

Clyde Thomas Sprouse Jr.
Clyde Thomas Sprouse, Jr.

Sue Ann Potts
Sue Ann Potts

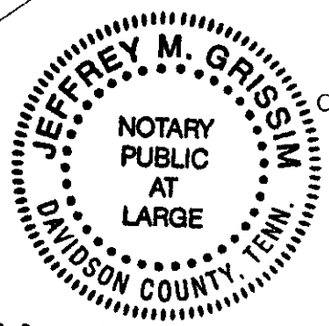
NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anita Faye Horton, June Carolyn Johnson, Joyce Emmalene Sprouse Simpkins, Clyde Thomas Sprouse, Jr. and Sue Ann Potts with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office at Nashville, Tennessee on this the 3rd day of June, 2003.

Notary Public



Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005