PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/23/03 13:14 3pgs
Fees:18.00 Taxes:349.65
20030723-0103148

W & I Ref: SK Title No: 44769

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffery C. Simpson 506 Timmons Street Nashville, Tennessee 37211	National Bank of Commerce One Commerce Square 1st Floor Memphis, Tennessee 38150

TAX MAP-PARCEL NUMBERS: 119-13-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$94,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy A. Aldridge and wife, Renae L. Aldridge**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffery C. Simpson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 44 on the Plan of College Heights of record in Book 332, page 19 Register's Office for Said County.

Said Lot No. 44 fronts 50 feet on the southerly margin of Timmons Street and extends back between parallel lines 169 feet to an alley.

Being the same property conveyed to Timothy A. Aldridge, and wife, Renae L. Aldridge by deed from Randall B. Carlton and Denise D. Carlton, both unmarried of record in Instrument No. 20001026-0106360 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 19, said Register's Office.

This instrument is executed on behalf of Timothy A. Aldridge and Renae L. Aldridge by Laura A. McGee as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 507 Timmons Street, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of July, 2003 .

Timothy A. Aldridge
Timothy A. Aldridge
By: Laura A. McGee Atty-in-Fact

Renae L. Aldridge
Renae L. Aldridge
By: Laura A. McGee Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $94,500.00

Affiant

Sworn and subscribed before me this 17th day of July, 2003

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 7/

Notary Public

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 , **Laura A. McGee** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Timothy A. Aldridge and Renae L. Aldridge**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires 7/26/2003

EXHIBIT "A"
To
Warranty Deed

FROM: Timothy A. Aldridge and wife, Renae L. Aldridge

TO: Jeffery C. Simpson

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Laura A. McGee

Laura A. McGee, Affiant

Sworn to and subscribed before me this

17th day of July, 2003

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires 7/26/2003