**THIS INSTRUMENT PREPARED BY:**

**JAMES C. DALE III**
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is ***$ -0-***

James C. Dale III
**Affiant**

Subscribed and sworn to before me this 18th day of August, 2003.

Anita L. Beasley
**Notary Public**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 2004

My Commission Expires NOV 30, 2004

Davidson County DEEDWARR
Recvd: 08/22/03 08:30 2pgs
Fees:12.00 Taxes:0.00
20030822-0121936

| **Address New Owner as Follows:** | **Send Tax Bills:** | **Map/parcel No.:** |
|---|---|---|
| **The Simmons Family Trust** | **Same** | **118-2-17** |
| **949 Inverness Avenue** | | |
| **Nashville, Tennessee 37204** | | |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Harold A. Simmons and wife, Irene M. Simmons,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Simmons Family Trust, dated August 18, 2003, Harold A. Simmons and Irene M. Simmons, Co-Trustees,** a Tennessee revocable living trust, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 Amanda K. Berry Land, of record in Book 3106, Page 124, Register's Office for Davidson County.
>
> SAID Lot No. 2 fronts 54.5 feet on the north side of Kirkwood Land and extends back 198.5 feet on the west line and 180 feet on the easterly line, to a dead line in the rear, which is a broken line, on which it measures 61.5 feet.
>
> Being the same property conveyed to Harold A. Simmons and wife, Irene M. Simmons, by deed from Bobby Huff and wife, Ruby Huff, of record in Book 4473, Page 598, Register's Office for Davidson County, Tennessee.

This is improved property known as 944 Kirkwood, Nashville, TN 37204.

**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, its successors and assigns, forever. Grantors do covenant with the said Grantee that they 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. Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 18th day of Aug., 2003.

Harold A. Simmons

Irene M. Simmons

***"Grantors"***

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, Notary Public in and for said County and State, the within named **Harold A. Simmons and wife, Irene M. Simmons,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, TN, this 18th day of Aug., 2003.

James C. Dale

**Notary Public**

My commission expires: 3/25/06