WARRANTY DEED

G-MMR-03-4056

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me this 26th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Simpson	First Horizon Home Loan	
4056 Brick Church Pike (ADDRESS)	5775 Glenridge Drive, Bldg. E, Suite 100 (NAME) (ADDRESS)	41-00-158
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Atlanta, GA 30328 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PEGGY J. LEDMAN, A SINGLE PERSON,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWRENCE SIMPSON AND WIFE, MARLITA SIMPSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the final Plat of Bozeman Subdivision, of record in Book 9700, page 287, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peggy L. Ledman, a single person, by Warranty Deed dated February 21, 1997 and filed for record February 21, 1997 in Book 10356, Page 31, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4056 Brick Church Pike, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. Wherever 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 my/our hand(s) this 26th day of September, 2003.

Peggy J. Ledman

Davidson County DEEDWARR
Recvd: 10/02/03 13:55 2pgs
Fees:13.00 Taxes:480.63

20031002-0145765

STATE OF Tennessee
COUNTY OF Davidson

I, Deena L. O'Brien, a Notary Public of the County and State first above written, do hereby certify that Peggy J. Ledman, a single person, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of September, 2003.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903