BOX 2

Davidson County DEEDWARR
Recvd: 10/15/03 14:11 2pgs
Fees:13.00 Taxes:1794.50
20031015-0153016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$485,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2003.

Notary Public

My commission expires: 6-3-06

(AFFIX SEAL)

PATRICIA R. YOUNG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Irby C. Simpkins, Jr. **Muriel Jean Robinson Simpkins**	**Same**	**130-16-B-126.00-CO** **130-16-B-131.00-CO**
4215 Harding Road, Unit 1112		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Whitney H. Waugh and wife, Julia E. Waugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Irby C. Simpkins, Jr. and Muriel Jean Robinson Simpkins, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I
Land in Davidson County, Tennessee being a Condominium Apartment Unit #1107 of the Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

TRACT II
Land in Davidson County, Tennessee being a Condominium Apartment Unit #1112 of the Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Whitney H. Waugh and wife, Julia E. Waugh by deed dated December 18, 1998 from Ethel B. Thompson and spouse, William C. Thompson of record in Book 11274, Page 752, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **4215 Harding Road, Unit 1112, Nashville, TN 37205**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 10th day of October, 2003.

Whitney H. Waugh

Julia E. Waugh

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Whitney H. Waugh and Julia E. Waugh**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **October, 2003.**

PATRICIA R. YOUNG
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 6-3-06