BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/03 15:57 3pgs
Fees:18.00 Taxes:888.20

20031120-0169635

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

Roy C Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 2003

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

KATHRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy C. Flowers (NAME)	Same (NAME)	104-10-0-C
3523 Richardson Avenue (ADDRESS)	(ADDRESS)	#6.00 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joe Graves Simmons and Jean Ann Simmons, Co-Executors of the Estate of Mildred Graves Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy C. Flowers, unmarried

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:

A part of Elmington Condominium tract as shown per 2nd Revised Plan of record in Plat Book 4660, page 60, of the Register's Office of Davidson County, Tennessee, identified as follows:

Unit D-6 on said Plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-laws the unto attached and exhibited, recorded in Book 4486, pages 553-566 of the Register's Office of Davidson County, Tennessee.

Whereas, Master Deed and By-Laws made applicable to Plan of record in Book 4300, page 200, by instrument of record in Book 4673, page 102, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the same Master Deed, Surveyor Plans and Administrative By-laws, including limitations such units undivided precentage interest in the land and teneral commons elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyors Plans and Administrative By-laws thereunto attached, and to the rules and regulations, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Being the same property conveyed to Mildred G. Simmons by deed from Miller Kimbrough, Jr. and wife Carolyn L. Kimbrough of record in Book 4684, page 210,

CONTINUED

unimproved ( )
This is improved (X) property, known as 3523 Richardson Avenue, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 18th day of November 2003

Joe Graves Simmons

Jean Ann Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Graves Simmons and Jean Ann Simmons, Co-Executors

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 and official seal at Nashville, Tennessee, this 18th day of November 2003.

Commission expires April 23, 2005

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

said Register's Office. Sunsequently, Mildred G. Simmons having died testate with said Will being of record in Case No. 03P-900, Davidson County Probate Clerk's Office at Nashville, Tennessee. The said Joe Graves Simmons and Jean Ann Simmons having been duly appointed as Co-Executors of the Estate of Mildred G. Simmons.

This Conveyance is subject to any and all restrictions and easements of record.