File No. N.A.
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 11/24/03 10:10 3pgs
Fees:18.00 Taxes:355.20
20031124-0170341

ADDRESS NEW OWNER:
W. L. Simpkins, Jr.
5144 Ashland City Highway
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP: 56
PARCEL: 33

****

WARRANTY DEED

****

FOR AND IN 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 are hereby acknowledged, I, **Gilbert Venance Simpkins**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **W. L. Simpkins, Jr. and wife, Nancy A. Simpkins**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land or parcel of land located in the 13th Civil District of **Davidson** County, Tennessee, described as follows:

BEGINNING in the northerly margin of Ashland City Highway, State Route 12; thence along said right of way margin, South 69 degrees 38 minutes 34 seconds West a distance of 363.76 feet to a point; thence leaving the northerly margin of Ashland City Highway, State Route 12, in a northerly direction along a line, North 15 degrees 55 minutes 48 seconds West for a distance of 407.84 feet to a point; thence along a line, South 62 degrees 20 minutes 25 seconds West for a distance of 10 feet to a point; thence along a line, North 15 degrees 15 minutes 48 seconds West for a distance of 160.0 feet to a point; thence along a line, South 62 degrees 17 minutes 48 seconds West for a distance of 188.25 feet to a point; thence along a line, North 15 degrees 40 minutes 49 seconds West for a distance of 974.04 feet to a point; thence along a line, South 88 degrees 52 minutes 33 seconds West for a distance of 259.88 feet to a point; thence along a line, North 64 degrees 37 minutes 41 seconds West for a distance of 479.60 feet to a point; thence North 63 degrees 39 minutes 26 seconds West 110.92 feet to a point; thence along a line, South 29 degrees 13 minutes 37 seconds East 381.12 feet to a point; thence along a line, South 29 degrees 13 minutes 37 seconds East 775.00 feet to a point; thence along a line, South 10 degrees 47 minutes 05 seconds East a distance of 515.43 feet to a point located in the north margin of mentioned Ashland City Highway, State Route 12, the point of beginning, **and containing 16.9 acres, more or less.**

Being a part of the same property conveyed to W. Louis Simpkins and wife, Laura Jeane Simpkins, by deed from Omar Charles and wife, Ercell Charles, of record in Book 1630, Page 23, Register's Office for Davidson County, Tennessee. Laura Jeane Simpkins predeceased W. Louis Simpkins, and he acquired her interest in said property as the surviving tenant by the entirety. W. Louis Simpkins died testate on

November 19, 2002, and W. L. Simpkins, Jr. and Gilbert Venance Simpkins acquired equal shares in said property according to the Last Will and Testament of W. Louis Simpkins, filed of record in the Probate Court Clerk's Office for Davidson County, Tennessee, being Docket No. 03P-301.

This is the same description as in the previous deed of record.

This is improved property known as 5144 Ashland City Highway, Nashville, Tennessee 37218.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heir 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 hand this 13th day of November, 2003.

GILBERT VENANCE SIMPKINS

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gilbert Venance Simpkins**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 13th day of November, 2003.

Cheryl R. Edwards
Notary Public

CHERYL R. EDWARDS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires: Dec. 17, 2005

My Commission Expires DEC. 17, 2005

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$96,000.00**.

Gilbert Venance Simpkins
Affiant

Subscribed and sworn to before me, this 13th day of November, 2003.

Cheryl R. Edwards
Notary Public

CHERYL R. EDWARDS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires: Dec. 17, 2005

My Commission Expires DEC. 17, 2005

jb:Simpkins Deed