Davidson County DEEDWARR
Recvd: 12/16/03 15:03 4pgs
Fees:23.00 Taxes:38.94
20031216-0179726

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 WEST END AVENUE, SUITE 1150
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
William Edward Bartlett, Sr. 7937 Stallion Drive Nashville, TN 37221	SAME	Map: 128 Parcel: 136

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of NINE THOUSAND NINE HUNDRED EIGHTY-THREE AND 15/100 ($9,983.15) DOLLARS, the receipt of which is hereby acknowledged, WILLIE C. SIMMONS, JR. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WILLIAM EDWARD BARTLETT, SR. ("Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee (the "Property"), described in Exhibit "A," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,983.15.

AFFIANT

Subscribed and sworn to before me this 9th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:
9-24-05

This is improved property known as 540 Hicks Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as described except as hereinafter set forth. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever; provided, however, that this conveyance provided, however, that this conveyance is subject to those matters set forth in Exhibit "B," which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15th day of December, 2003.

Willie C. Simmons

WILLIE C. SIMMONS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Mason, Jr., a Notary Public in and for said State and County, the within named WILLIE C. SIMMONS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 15th day of December, 2003.

Charles B. Mason, Jr.

Notary Public

My Commission Expires:
9-24-05

EXHIBIT "A"

LEGAL DESCRIPTION

BEING land in Davidson County, Tennessee, situated in the 14th Civil District of said county.

BEING a portion of the same land described in a conveyance in the Register's Office for Davidson County in Book 159, Page 528, more specifically referenced in the Tax Assessor's Office of Davidson County as Map 128, Parcel 136, consisting of 3.81 acres and being described in the aforesaid conveyance as a parcel bounded on the North by the land of Welch and Holland, on the South by the lands of George Harding, on the East by the lands owned by John Reynolds, and on the West by the lands of said Welch and Holland, being part of the tract of land conveyed to John Reynolds by deed from Wharton and also being separated from the remaining lands of said John Reynolds by a county road running North and South and continuing to the center of said road.

BEING the same property conveyed to Willie C. Simmons, Jr. and Ernestine B. Simmons, husband and wife, from William Edward Bartlett and Felix Gordon Bartlett, of record in Book 7701, Page 443, Register's Office for Davidson County, Tennessee, Ernestine B. Simmons having predeceased Willie C. Simmons, Jr.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

EXHIBIT "B"

EXCEPTIONS

1. 2002 Metropolitan Nashville and Davidson County real property taxes; and

2. 2003 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable.