PREPARED BY (AND RETURN TO):

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W & I Ref:(KM) Title No: 45298
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/20/04 15:13 2pgs
Fees:13.00 Taxes:1317.20
20040120-0007564

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Frank G. Simpson III K. Ellen Simpson 6006 Bresslyn Road Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 115-08-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$356,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald E. Hughes or Caroline R. Hughes, Trustees U/A/D January 7, 1997, of the Hughes Joint Revocable Living Trust Agreement and any Successors in Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Frank G. Simpson **III and spouse K. Ellen Simpson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of West Meade Village of record in Plat Book 3700, Page 36, Register's Office for said County.

Said Lot No. 20 fronts 201.70 feet on the broken westerly margin of Bresslyn Road and extends back 348.60 feet on the northerly line and 365.1 feet on the southerly line to a dead line in the rear measuring 188.20 feet thereon.

Being the same property conveyed to Donald E. Hughes or Caroline R. Hughes, Trustees U/A/D January 7, 1997 of the Hughes Joint Revocable Living Trust Agreement and any Successors in Trust by deed from Roswell W. Nourse, Jr. and spouse, Patricia Kay Nourse in Book 11693, page 124, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 Page 36, said Register's Office, which Plan shows a 150 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility and drainage purposes along the rear and northerly line(s).

This is improved property, known as: 6006 Bresslyn Road, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of January, 2004.

Donald E. Hughes, Trustee

Caroline R. Hughes, Trustee

State of TENNESSEE
County of DAVIDSON

On this 20th day of January, 2004 , before me the undersigned authority, personally appeared Donald E. Hughes, Trustee and Caroline R. Hughes, Trustee , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $356,000.00

Affiant

Sworn and subscribed before me this the 20th day of January, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007