WARRANTY DEED

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/17/04 10:47 2pgs
Fees:13.00 Taxes:998.63

20040217-0017904

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Powell	~~Fifth Third Mortgage Company~~ New Owner	104-12
(NAME)	(NAME)	(MAP)
2001 18th Avenue South		219.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For an in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Alan J. Simpson and wife, Kathyrn Reams Simpson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ~~Larry Powell~~ Larry Powell, II and wife, Robin Powell, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 2, on the Plan of Lenox Place, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Alan J. Simpson, by deed from Maple Street Music, L.L.C., dated June 25, 2001, of record as Instrument No. 20010719-0076731, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed to Alan J. Simpson and wife, Kathryn Reams Simpson, dated November 20, 2002, as Instrument No. 20021127-0147018, said Register's Office..

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2001 18th Avenue South, Nashville, Tennessee 37212

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 my/our hand(s) this 10th day of February, 2004.

Alan J. Simpson

Kathyrn Reams Simpson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alan J. Simpson and wife, Kathyrn Reams Simpson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of February, 2004.

Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 7/30/05