Davidson County DEEDWARR
Recvd: 03/05/04 13:51 2pgs
Fees:13.00 Taxes:377.40

20040305-0025566

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Melody L. Fowler-Green**
Address **2709 Druid Drive**
City/State/Zip **Nashville, TN 37210**

SEND TAX BILLS TO:
Name REALTY MORTGAGE Corporation
Address 215 KATHERINE DR
City/State/Zip FLOWOOD, MS 39232

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Zachery G. Simpson and Ashley E. Simpson, Husband and Wife,** have this day bargained and sold, and do hereby transfer and convey unto **Melody L. Fowler-Green and Erik P. Green, Wife and Husband, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of A.S. Johnson Subdivision, of record in Book 1835, Page 106, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Said Lot No. 2 fronts 80 feet on the north side of Druid Drive and extends back between lines, 195 feet to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to Zachary G. Simpson and wife, Ashley E. Simpson by Deed from Norberto Ocasio and wife, Mary Ann Ocasio, of record in Instrument Number 20010604-0057415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 119 Group 10 Parcel 56

This is improved property known as: 2709 Druid Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hand this **1st** day of **March 2004**.

Zachery G. Simpson

Ashley E. Simpson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Zachery G. Simpson and Ashley E. Simpson** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **1st** day of **March 2004**.

Commission expires **June 18,, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$102,000.00**

Affiant Debbie M. Cahoon

Subscribed and sworn to before me, this the 1st day of March, 2004.

My commission expires 11/27/04

Notary Public - Register

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFTER RECORDING
RETURN TO:

Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37203
615-292-2005
#1008