04-447

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0401-61208

Davidson County DEEDWARR
Recvd: 03/10/04 14:34 2pgs
Fees:13.00 Taxes:510.23

20040310-0027720

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $ 137,900.00.

Affiant

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

Notary Public

My commission expires: My Commission Expires NOV. 29, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Donnie V. Simmons 1713 River Drive Nashville, TN 37218	Home Loan Corporation 12200 E. Illiff Ave. #104 Aurora, CO 80014	081-01-0 058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eleanor Eldridge, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donnie V. Simmons, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 5 and a lot adjoining the same on the South marked Sold on the Map of the First Addition to Haley's Subdivision of a part of Block 5 in G.T Shoogog's Subdivision at Bordeaux of record in Book 1130, Page 86, said Register's Office.
Said Lot adjoin and fronts together 155 feet on the westerly side of River Drive and run back 183.7 feet on the northerly line of Lot 5 and 209.5 feet on the southerly line of the unmarried lot to a dead line in the rear on which they measure 204 feet.

Being the same property conveyed to Shirley C. Eldridge et ux Eleanor Eldridge, by deed from L.B Fudge et ux Pauline W. Fudge, dated 10-29-47, recorded 10-30-47, in Book 1538, Page 377, Register's Office for Davidson County, Tennessee. Shirley C. Eldridge having since died on December 26, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1713 River Drive, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of March, 2004.

Eleanor Eldridge

Eleanor Eldridge

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eleanor Eldridge, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 5th day of March, 2004.

Angela A. Ramsey

Notary Public

My Commission expires:

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006