Record & Return to:
First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
FTEC File #22717 FILE BOX 9B

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
G. Heath Simmons et ux 3500 Rainbow Place Nashville, TN 37204	The Bank of South Carolina P.O. Box 538 Charleston, SC 29402	David W. McMackin 104 East Park Dr., Ste. 104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $378,000.00

Map & Parcel No.
118-10-177

Affiant
Subscribed and sworn to before me on this May 14, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/19/04 14:45 2pgs
Fees:13.00 Taxes:1398.60
20040519-0058974

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Tamay Ozari, Married (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto G. Heath Simmons and wife, Chilton Grace Simmons (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot Number 1 on the Plan of Longview Manor, Section 1 and 2, of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tamay Ozari by virtue of a Special Warranty Deed dated May 8, 2003, from Citifinancial Mortgage Company, Inc., a/k/a Citifinancial Mortgage f/k/a Associates Home Equity Loan Corporation, of record as Instrument No. 20030513-0064421, Register's Office for Davidson County, Tennessee. The above described property is investment property and is not now nor has it ever been the usual place of residence of the grantor or his spouse.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3500 Rainbow Place, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this May 14, 2004.

Tamay Ozari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Tamay Ozari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of May, 2004.

Notary Public

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires:
SEPTEMBER 30, 2006