24-1-228

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/04 16:02 2pgs
Fees:13.00 Taxes:998.63

20040615-0070886

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 1st day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES SEPTEMBER 18, 2007

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Nicholas V. Simulia	Wells Fargo Bank N.A.	171-3-A
(NAME)	(NAME)	(MAP)
4736 Potomac Lane	P.O. Box 5137	92
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Des Moines, IA 50306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Steven R. Kinney, Jr. and wife, Allyson S. Kinney, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nicholas V. Simulia and wife, Anne M. Simulia, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 195, on the Plan of Section Four, Fredericksburg, of record in Plat Book 7900, page 509, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Steven R. Kinney, Jr. and Allyson S. Kinney by deed from Ernest C. Browne, Jr. and Joyce Russau Browne dated July 22, 2002, of record inInstrument No. 20010605-0058657, Register's Office for Davidson County, TN.

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: 4736 Potomac Lane, Brentwood, Tennessee 37027

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 1st day of June, 2004.

Steven R. Kinney, Jr.

Allyson S. Kinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Steven R. Kinney, Jr.; Allyson S. Kinney 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 1st day of June, 2004.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires