03 Cathy Title 48-A

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $300,000.00.<br><br>Kathleen Carnegie<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of June, 2004.<br><br>Notary Public<br><br>My Commission Expires: 3/4/05 |

Davidson County DEEDWARR
Recvd: 07/07/04 08:46 2pgs
Fees:13.00 Taxes:1110.00

20040707-0080294

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|---|---|---|
| Address New Owner As Follows:<br>J. Douglas Simpson and<br>Risa Simpson<br>122 Allendale Drive<br>Nashville, TN 37205 | Send Tax Bills To:<br>Countrywide Home Loans<br>7105 Corporate Drive A285<br>Plano, TX 75024 | Map-Parcel Number:<br>115-16-91 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEMPER P. MAXWELL AND WIFE, STEPHANIE S. MAXWELL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **J. DOUGLAS SIMPSON AND WIFE, RISA SIMPSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kemper P. Maxwell and wife, Stephanie S. Maxwell by deed from Stephen C. Baker, Trustee, of record as Instrument No. 20010501-0044006, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as 122 Allendale Drive, Nashville, TN 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 30th day of June, 2004.

Kemper P. Maxwell

Stephanie S. Maxwell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEMPER P. MAXWELL AND WIFE, STEPHANIE S. MAXWELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of June, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21 2007