THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23105-07-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $203,900.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2004. Notary Public My Commission Expires: 3/10/07

WARRANTY DEED

Address New Owner: T. Jacobsen, Trustee of the Jacobsen Family Living Trust 724 Kendall Drive Nashville, TN 37209	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.103.10-0 Parcel No. 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Matthew Simpson and wife, Allison T. Simpson**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Torsten P. Jacobsen and Tineke M. Jacobsen, Trustees of the Jacobsen Family Living Trust dated** July 24, 1991 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 724 Kendall Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2004.

Phillip Matthew Simpson

Allison T. Simpson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phillip Matthew Simpson and wife, Allison T. Simpson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2004.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/29/04 14:31 2pgs
Fees:13.00 Taxes:754.43

20040729-0091007

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Brookside Courts Addition No. 4 Section 4, as of record in Plat Book 2083, page 59, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip Matthew Simpson and wife, Allison T. Simpson by deed dated November 28, 2001 from Britt H. Reynolds and wife, Laura M. Reynolds of record in Instrument No. 20011203-0132163, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2083, page 59, Register's Office for Davidson County, Tennessee.