Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/24/04 15:48 2pgs
Fees:13.00 Taxes:451.40
20040824-0102421

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel:
Mr. & Mrs. Charles Simmons, II	← Same	Map: 133-2
3205 Kinross Avenue	← Same	Group:
Nashville, TN 37211	← Same	Parcel: 156

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Grant D. Porteous and wife, Doni L. Porteous**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles Simmons, II and wife, Carlene T. Simmons**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Airdrie Subdivision "B", as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the westerly side of Kinross Avenue and runs back between parallel lines 168 feet to an alley.

TRACT II
Being the southerly 25 feet or southerly half of Lot No. 49 on the Plan of Airdrie Subdivision "B", as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said southerly half of Lot No. 49 fronts 25 feet on the westerly side of Kinross Avenue and extends back between parallel lines 168 feet to an alley in the rear.

BEING the same property conveyed to Grant D. Porteous, married, by Warranty Deed from Charles W. Adcox, Jr. and wife, Lisa C. Adcox, filed at Instrument No. 20000606-0056567, said Register's Office.

This is improved property known as: 3205 Kinross Avenue, Nashville, TN 37211

TO HAND AND TO HOLD the said tract or parcel of land, with the appurtances, 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 whosoever.

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 our hands this 16th day of August, 2004.

Grant D. Porteous

Doni L. Porteous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2004, before me personally appeared Grant D. Porteous and wife, Doni L. Porteous, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office.

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Notary Public

My Commission Expires:

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant

Sworn to and subscribed before me
this 16th day of August, 2004.

NOTARY PUBLIC AT LARGE

Notary Public
My Commission Expires: