Return to First Title and Escrow Company, Inc.
File Number 23250 Box 9B

This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-609159**

Davidson County DEEDWARR
Recvd: 09/10/04 13:45 4pgs
Fees:23.00 Taxes:769.60
20040910-0109688

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirty-first day of August, 2004**, by and between **Jack, Lyon & Jones, P.A. Profit Sharing Plan**, parties of the first part, and **Gregory Wayne Simmons**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 350, HILLSBOROUGH Condominiums, as shown on the plat of record in Plat Book 6250, Page 699 and as established under Master Deed of record in Book 6822, Page 721, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Jack, Lyon & Jones, P.A., Profit Sharing Plan by Warranty Deed from Jack, Lyon & Jones, P.A. recorded the 23rd day of August, 1996 in the Deed Book 10166, Page 113, in the Register's Office of Davidson County, Tennessee.

Said Deed having a sriveners error in reference to the Master Deed of record in Book 5822 instead of 6822.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **131-05-0-C 350.00 CO**

X Improved OR

Unimproved property located at: **350 Ardsley Place, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jack, Lyon & Jones, P.A. Profit Sharing Plan
By Regions Morgan Keegan Trust, Trustee

By: Dan Beyer, VP/Retirement Services Officer
For Regions Morgan Keegan Trust as Trustee

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

~~Before me,~~ a Notary Public in and for said County and State, duly commissioned and qualified, ~~personally~~ appeared **Jack, Lyon & Jones, P.A. Profit Sharing Plan** to me known to the ~~persons~~ described in and who executed the foregoing instrument, and ~~acknowledged~~ that ~~they~~ executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **~~Thirty-~~first day of August, 2004.**

Notary Public

My Commission Expires: 6-20-06

SARA P. HAMILTON NOTARY PUBLIC ALABAMA STATE AT LARGE

****

Owner's Name: **Gregory Wayne Simmons**

and Address: **350 Ardsley Place**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

National Bank Of Commerce
5205 Maryland Way, Ste. 200
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$208,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant by: Dan Beyer V.P & Trust Officer
For Regions Morgan Keegan Trust as
Trustee for Re Jack, Lyon & Jones, P.A.
Profit Sharing Plan

Subscribed and sworn to before me this **Thirty-first day of August, 2004.**

Notary Public

My Commission Expires: 6-20-06



STATE OF ALABAMA
COUNTY OF MOBILE

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Dan Beyer, who upon oath acknowledged him/herself to be the VP/Retirement Trust Services Officer of Regions Morgan Keegan Trust, a Banking corporation, which is the Trustee for the Jack, Lyon & Jones, P.A. Profit Sharing Plan, the within named bargainer, and that he/she as such VP/Retirement Trust Services Officer, being authorized so to do, executed the foregoing instrument in behalf of Jack, Lyon & Jones, P.A. Profit Sharing Plan as the VP/Retirement Trust Services Officer of Regions Morgan Keegan Trust, its Trustee, and declared that he/she in his/her capacity as VP/Retirement Trust Services Officer of Regions Morgan Keegan Trust, its Trustee, executed the same as the free act and deed of the Jack, Lyon & Jones, P.A. Profit Sharing Plan.

Witness my hand and seal this 31st day of August, 2004.

June 20, 2006
Commission Expiration Date

Sara P. Hamilton
Notary Public

