H-1827

File #200450377

Davidson County DEEDWARR
Recvd: 10/05/04 10:53 2pgs
Fees:13.00 Taxes:545.75

20041005-0119673

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-28-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Connie Ferguson and Gairy Ferguson | New Owner | Map 63-16-B |
| (NAME) | (NAME) | |
| 620 Granwood Boulevard | | Parcel 099.00 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory TN 37138 | | |
| (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SAMUEL K. SIMPSON, A MARRIED MAN,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CONNIE FERGUSON AND HUSBAND GAIRY FERGUSON**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 158, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, Pages 550, 551 and 552, as corrected by a Surveyor's Certificate of Correction of record in Book 7462, Page 445, Book 8110, Page 401, and by an Amendment to change name of subdivision of record in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Samuel K. Simpson by Warranty Deed dated July 31, 2001 of record in Instrument No. 20010809-0085895, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, as amended in Book 7451, Page 739 and Book 8336, Page 393; Charter of Hampton Park of record in Book 8517, Page 762, as amended in Book 8833, Page 216; Charter of Chitwood Downs Homeowners' Association of record in Book 7431, Page 204; Easements of record in Book 2247, Page 75, Book 8007, Page 235, and in Book 8657, Page 179; Deeds as to Open Space and Flood Plain of record in Book 8207, Page 276 and in Book 8951, Page 797; Ingress/Egress Easement of record in Book 8739, Page 991; Easement to C. Hooper Development Co. of record in Book 7460, Page 930 and in Book 7489, Page 515; Boundary Survey of record in Book 6900, Page 405; Sanitary Sewer and/or Storm Drainage Easements of record in Book 11030, Page 740 and in Book 11030, Page 785; all matters shown on plat of record in Plat Book 6900, Pages 550, 551 and 552, as, amended by Surveyor's Certificate of Correction of record in Book 7462, Page 445, Book 8110, Page 401 and in Book 8181, Page 112; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Chery A. Simpson, spouse of Samuel K. Simpson, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved ( X ) property, known as 620 Granwood Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantor covenants with the said GRANTEES that he is 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds himself, his 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 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 our hands this 24th day of September, 2004.**

Samuel K. Simpson

Chery A. Simpson

STATE OF New York

COUNTY OF ORANGE

Before me, the undersigned Notary Public, personally appeared Samuel K. Simpson and Chery A Simpson who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

**Witness my hand and official seal, this 24th day of September, 2004.**

Notary Public

DANIEL W. SHIMEK
Notary Public, State Of New York
Qualified In Orange County
Registration No. 4927022
Commission Expires March 21, 20 06

My Commission Expires: March 21, 2006

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite V-C
Hermitage, TN 37076

Record & Return To:

**Jack Case Wilson Associates, LLC**
**204 Rivergate Parkway**
**Goodlettsville, TN 37072**