OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 01/19/05 15:00 2 pgs
Fees:13.00 Taxes:416.62

20050119-0006859

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,600.00

Marie Kinnor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF November, 2004

C. Leigh Wiggington
NOTARY PUBLIC

My Commission expires: 2/17/05

C. LEIGH WIGGINTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dorothy Simmons and Anna Reed	Same	59-5-206
(NAME)	(NAME)	
4175 Bob White Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 112,600.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NATHAN CURTIS BRYANT AND WIFE, JAIVONNA D. BRYANT

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DOROTHY SIMMONS AND ANNA REED

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in **Davidson** County, Tennessee, being Lot No. 211, as shown on the map entitled Buena Vista Estates, Section 5, of record in Plat Book 4460, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan Curtis Bryant and wife, Jaivonna D. Bryant, by deed of record as Instrument No. 20031118-0168004, said Register's Office.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Book 4460, page 22, said Register's Office.

2. Restrictive Covenants of record in Book 4512, page 694, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4175 Bob White Drive - Nashville, TN 37218
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 1st day of November, 2004

Nathan Curtis Bryant
NATHAN CURTIS BRYANT

Jaivonna Bryant
JAIVONNA D. BRYANT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named NATHAN CURTIS BRYANT AND WIFE, JAIVONNA D. BRYANT, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of November, 2004.

My Commission expires:
1-29-06
2/17/08

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE }
County of Davidson }

C. Leigh Wiggington

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public