Davidson County DEEDWARR
Recvd: 01/25/05 15:23 2 pg
Fees:12.00 Taxes:0.00

20050125-0009299

This transfer is exempt from the Tennessee Real Estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

Revocable Living Trust

This Instrument prepared by: Wade Montrief CPA, Attorney at Law,
325 Plus Park Blvd., Ste. 102, Nashville, TN 37217-1037

Property Address	Send Tax Notice To:	Map/Parcel No.
	John & Norma Jean Simmons	Map 63-16B
Same	1004 Tonyawood Drive	Parcel 173
	Old Hickory, TN 37138-4229	4D92954

The New Owner Is: **The Simmons Family Trust, dated October 9, 2004, John A. Simmons and Norma J. Simmons, Trustors and/or Trustees**

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration not herein mentioned, receipt of which is hereby acknowledged, we, **JOHN A. SIMMONS and wife, NORMA J. SIMMONS,** have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **The Simmons Family Trust, dated October 9, 2004, John A. Simmons and Norma J. Simmons, Trustors and/or Trustees,** its heirs and assigns, the following described tract of land, lying and being in Davidson County, State of Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 255 on the Plan of Chitwood Downs of record in Book 6900, Page 550, 551, and 552, as corrected by Certificate of Correction of record in Book 7462, Page 445, both in the Register's Office for said County.
>
> SAID Lot No. 255 fronts 35.00 on the westerly margin of Tonyawood Drive and extends back 104.12 feet on the southerly line and 185.75 feet on the northerly line to a dead line in the rear, measuring 154.12 feet thereon.
>
> Being the same property conveyed to John A. Simmons and wife, Norma Jean Simmons from Cathy G. Nash, unmarried, by virtue of a deed dated July 10, 2000, Instrument No. 200007110068574, and recorded in the Registers Office of Davidson County, Tennessee.

To have and to hold the above described tract or parcel of land unto the grantees herein named, its heirs and assigns, in fee simple, forever. We covenant with the grantees herein named, its heirs and assigns, that we are lawfully seized and possessed of said land; that we have a good

and lawful right to convey the same; that it is free and unencumbered, except as herein set out; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, assigns, and representatives by the above covenants.

Witness our hands and signatures on this the 23rd day of January, 2005.

JOHN A. SIMMONS

NORMA J. SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, the following within named bargainors, **JOHN A. SIMMONS and wife, NORMA J. SIMMONS,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, on this the 23rd day of January, 2005.

NOTARY PUBLIC
My commission expires: My Commission expires on 3/[illegible]/2005
(SEAL)

