BOX 164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

Affiant

Subscribed and sworn to before me this 11th day of March, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

Davidson County DEEDWARR
Recvd: 03/15/05 15:52 2 pgs
Fees:13.00 Taxes:240.50
20050315-0028580

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Neighborhood Properties, LLC	SAME	83-14-0-346.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barbara A. Simpkins**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Neighborhood Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 394 on the plan of Edgefield Land Companys Third Subdivision, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barbara A. Simpkins and husband, Steve A. Simpkins, by deed from George M. Turner and wife, Deborah A. Turner, on June 23, 1994, of record in Book 9388, page 405, Register's Office for Davidson County, Tennessee. The said Barbars A. Simpkins and Steve A. Simpkins having divorced leaving said property to Barbara A. Simpkins by Divorce Decree.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 57, page 152, Register's Office Davidson County, Tennessee.

This is improved property known as: **1913 Shelby Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 11, 2005.

Barbara A Simpkins
Barbara A. Simpkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara A. Simpkins** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 15, 2005

My commission expires 9-22-07

Notary Public

HALL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY