WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/05 14:18 2 pgs
Fees:13.00 Taxes:292.30
20050517-0055617

THERESA L. GREEN NOTARY PUBLIC AT LARGE FRANKLIN COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2005

Notary Public: Theresa L. Green

MY COMMISSION EXPIRES: 01/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 1489 DECHERD-ESTILL ROAD, DECHERD, TN 37324

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark D. Simpson	U.S. Bank, N.A.	Map 61
4203 Burrus Street	4801 Frederica Street	Group 11
Nashville, TN 37216	Owensboro, KY 42301	Parcel 14

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jackie H. Gross hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Mark D. Simpson hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee and being more fully described as follows, to-wit:

Land in Davidson County, being Lot No. 19 on the Plan of Phillips Subdivision, as of record in Book 2083, page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

This conveyance is subject to Restrictive Covenants of record in Book 739, Page 584, Book 2198, Page 127, Book 2083, Page 41, Book 2242, Page 373, Register's Office for said County.

This conveyance is subject to Water Main Easement to City of Nashville of record in Book 2203, Page 597, Register's Office for said County.

BEING the same property conveyed to Jackie H. Gross by deed from Earline Howard by her Attorney in Fact, Julie Wright, of record in Instrument # 20050506-0051515, Register's Office for said County

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 4203 Burrus Street, Nashville, TN 37216

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 13th day of May, 2005.

Jackie H. Gross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie H. Gross, with whom I am personally acquainted (or proved to me on 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 Nashville, Tennessee, on 13th day of May, 2005.

My commission expires:01/22/08

Theresa L. Green

Notary: Theresa L. Green

