Davidson County DEEDWARR
Recvd: 06/01/05 10:19 2 pgs
Fees:13.00 Taxes:834.35

20050601-0061503

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $225,500.00. Affiant Subscribed and sworn to before me this 27th day of May, 2005. Notary Public My Commission Expires: 1/28/06 My Commission Expires JAN. 28, 2006

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Edward A. Simmons and wife, Sandra G. Simmons 601 Spring House Court Brentwood, TN 37027	SAME	160-12-0-142.00 6DU 60465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL B. KEEVER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD A. SIMMONS AND WIFE, SANDRA G. SIMMONS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Re-subdivision of Lots 69, 70, 105, 106 & 102, 103, Phase 1 and 2, Hearthstone, of record in Book 5190, page 575, and amended in Book 6033, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael B. Keever and wife, Patricia T. Keever by deed of record in Book 9177, page 522, Register's Office for said County; the said Michael B. Keever conveyed all right, title and interest in subject property to Patricia T. Keever. The said parties having since divorced and Patricia T. Keever conveyed all right, title and interest in subject property to Michael B. Keever, of record at Book 11247, page 816, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor's spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 5802, page 577, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5190, page 575, Register's Office for said County, as amended at Book 6033, page 90, Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Spring House Ct., Brentwood, TN 37027.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 27TH day of May, 2005.

Michael B. Keever

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL B. KEEVER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 2005.

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/28/06

My Commission Expires JAN. 28, 2006