Davidson County DEEDWARR
Recvd: 06/03/05 10:43 2 pg
Fees:13.00 Taxes:795.50

20050603-0063271

WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2009 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00761

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Zachary S. Simpson	SunTrust Mortgage, Inc.	MAP:92-13
320 39th Avenue North	201 4th Avenue North, 7th floor	Parcel:223.00
Nashville, TN 37209	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IAN R. FRASER, AND WIFE KRISTIN A. ROHRSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ZACHARY S. SIMPSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 320 39th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand hand on the 31st day of May, 2005.

Ian R. Fraser

Kristin A. Rohrsen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, IAN R. FRASER and Kristin A. Rohrsen, the bargainor(s), 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 Brentwood, Tennessee , this 31st day of May, 2005.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2009 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE NORTHERLY 50 FEET AND THE WESTERLY 100 FEET OF PARCEL 2, BLOCK 27 MAP OF CHARLOTTE PARK 2ND ADDITION EXTENDED, AS OF RECORD IN BOOK 421, PAGE 10, BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF 39TH AVENUE NORTH, SAID IRON PIN BEING LOCATED N. 7 DEG. 15 MIN. W. 100 FEET FROM THE NORTHERLY MARGIN OF NEVADA AVENUE, RUNNING THENCE WITH THE EASTERLY MARGIN OF SAID 39TH AVENUE NORTH 50 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A 20 FOOT ALLEY, THENCE N. 83 DEG. 15 MIN. E WITH SOUTHERLY MARGIN OF SAID ALLEY 100 FEET TO AN IRON PIN; THENCE S. 7 DEG. 15 MIN. E. 50 FEET TO AN IRON PIN, THENCE S. 83 DEG. 15 MIN. W. 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IAN R. FRASER, UNMARRIED BY WARRANTY DEED FROM SHAMROCK HOLDINGS, INC. A TENNESSEE CORPORATION, RECORDED ON OCTOBER 24, 2001 IN INSTRUMENT NO. 20011024-0116169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.