Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/09/05 07:57 2 pgs
Fees:13.00 Taxes:473.23
20050909-0108403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,900.00

Affiant

Subscribed and sworn to before me, this 7th day of September 2005.

Notary Public
My commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Shelia J. Simpson	First Franklin, a division of National City Bank	75-12-0-C/1.00
761 Tulip Grove Road	150 Allegheny Center Mall	
Hermitage TN 37076	Pittsburgh, PA 15212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ann N. Key, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shelia J. Simpson, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1601 on the Plan of Resubdivision of Brookside park Townhomes, Phase One a Horizontal Property Regime with Private Elements of record in Instrument No. 200001070002402 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ann N. Key by deed from Fox Ridge Homes, Inc. of record in Instrument No. 20010102-0000677 Register's Office for Davidson County, Tennessee on December 20, 2000.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable.

This property is improved property known as 761 Tulip Grove Road, Hermitage, Tennessee 37076.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 7th day of September, 2005.

Ann N. Key
By: Brenda Wilson-Lowery, Attorney In Fact

Ann N. Key
By: Brenda Wilson-Lowery, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2005, before me personally appeared Brenda Wilson-Lowery to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann N. Key acknowledged that such person executed the same as the free act and deed of Ann N. Key.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires 4/2/08

FILE NO: WG1173