WARRANTY DEED

G-CD-05-1614

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Dana E. Wade
Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Dana E. Wade	U.S. Bank N.A.	
1614 Holly Street	(NAME) 4801 Frederica Street	83-14-33
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOT C. SIMMONS AND WIFE, JANELLE ANN SIMMONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANA E. WADE,A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 24 ON THE MAP OF LINDSLEY'S SUBDIVISION OF THE CHADWELL TRACT, AS OF RECORD IN BOOK 2, PAGE 24, CHANCERY COURT OF NASHVILLE.

SAID LOT NO. 24 FRONTS 50.0 FEET ON THE SOUTHERLY LINE OF HOLLY STREET AND RUNS BACK BETWEEN PARALLEL LINES, 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SCOT C. SIMMONS AND WIFE, JANELLE ANN SIMMONS BY WARRANTY DEED FROM CROMWELL PROPERTIES, LLC, RECORDED ON THE 13TH DAY OF AUGUST, 1996 IN DEED BOOK 10154, PAGE 518, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2, page 24, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1614 Holly Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 14th day of October, 2005.

Scot C. Simmons

Janelle Ann Simmons

Davidson County DEEDWARR
Recvd: 10/19/05 13:26 2 pgs
Fees:13.00 Taxes:788.10

20051019-0126119

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scot C. Simmons and Janelle Ann Simmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903