PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of October, 2005, by and between JOE H. CORLEY, a married man, hereinafter called Grantor, and WAYNE R. SIMMONS and ELIZABETH ANNE SIMMONS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOE H. CORLEY, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto WAYNE R. SIMMONS and ELIZABETH ANNE SIMMONS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2605 GALLATIN RD., NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Patty M. Corley, wife of JOE H. CORLEY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

Grantor further covenants and binds, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on the day and year first above written.

Joe H. Corley
JOE H. CORLEY
Signature of Seller

Patty M. Corley
Signature of Seller

Davidson County DEEDWARR
Recvd: 10/31/05 10:29 3 pgs
Fees:18.00 Taxes:532.80

20051031-0130946

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE H. CORLEY, joined by his wife, Patty M. Corley, 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 executed the within instrument for the purposes therein contained.**

Witness my hand, at office, this 25 **day of October, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

WAYNE R. SIMMONS and ELIZABETH ANNE SIMMONS, HUSBAND AND WIFE
401 Blakely Ct
FRANKLIN, TN 37064

Property Address:

2605 GALLATIN RD.
NASHVILLE, TN 37217

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-13, PARCEL 39

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **144000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Wayne R Simmons
Affiant

Sworn to and subscribed before me, a Notary Public, this 25 day of **October, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7715

EXHIBIT 'A'

Being Lots 5 to 10, both inclusive, on the Map of Irvington, as of record in Book 843, Page 60, Register's Office for said County.

Said Lots Nos. 5 to 10, both inclusive, adjoin and front together 150 feet on the westerly side of Gallatin Pike and run back between parallel lines 100 feet to a 20 foot easement shown on said plan.

Being the same property conveyed to JOE H. CORLEY by Warranty Deed from W.E. Jordan et ux Katherine E. Jordan, of record in Book 5087, Page 521, said Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 72-13, PARCEL 39).
2. All matters as set forth on the Plan of Irvington of record in Plat Book 843, page 60, said Register's Office, which plan includes a 200-foot minimum building setback line from Gallatin Road.