State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $137,500.00

Amanda Vanecine
Affiant

Subscribed and sworn before me this the 4th day of November, 2005.

Notary Public
My Commission Expires: 11-25-08

Davidson County DEEDWARR
Recvd: 11/18/05 08:24 2 pgs
Fees:13.00 Taxes:508.75

20051118-0139340

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Ronald Simpson 319 Melvin Jones Drive Nashville, TN 37217	319 Melvin Jones Drive Nashville, TN 37217	New owner

Map 135-5 Parcel 44

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TODD A. HUKILL AND RACHAEL D. HUKILL, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RONALD SIMPSON, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 49 of Town Park Estates, as of record in Book 3300, page 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 68 feet on the westerly margin of Melvin Jones Drive and extends back on the northerly line 206.09 feet and 199.87 feet on the southerly line to a line in the rear measuring 68.28 feet thereof.

Being the same property conveyed to Todd A. Hukill and spouse, Rachael D. Hukill by Warranty Deed from Jack L. Watkins, married of record in Book 10205, page 446, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 3300, page 64 and 65, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book3400, page 120; Book 3436, and page 43, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 4th day of November, 2005

Todd A. Hukill
Todd A. Hukill

Rachael D. Hukill
Rachael D. Hukill

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Todd A. Hukill and Rachael D. Hukill** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this **4th Day** of **November, 2005.**

My Commission Expires:
11-25-08

Notary Public