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 16th day of March, 2006, by and between ALFRED B. ROBERTSON and EATHEL K. ROBERTSON, HUSBAND AND WIFE, hereinafter called Grantors, 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, ALFRED B. ROBERTSON and EATHEL K. ROBERTSON, HUSBAND AND WIFE, as Grantors, do 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 Grantors 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 unimproved property known as 715 HART LANE, NASHVILLE, TENNESSEE 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 Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, 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 hands and seals of the Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 03/20/06 09:37 3 pgs
Fees:18.00 Taxes:92.50

20060320-0031431

Alfred B. Robertson
ALFRED B. ROBERTSON
Signature of Seller

Eathel K Robertson
EATHEL K. ROBERTSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ALFRED B. ROBERTSON and EATHEL K. ROBERTSON, HUSBAND AND WIFE, the within named bargainors, 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, at Madison, **TENNESSEE, this** 16th **day of March, 2006.**

Kristie S. Taylor
Notary Public

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 07-29-06

Name and Address of Property Owner:

WAYNE R. SIMMONS and ELIZABETH ANNE SIMMONS
401 Blakely Court
Franklin, TN 37064

Property Address:

715 HART LANE, NASHVILLE, TENNESSEE 37216
Person Responsible for Taxes:

Same as New Owner

Map & Parcel #: MAP 61-14, PARCEL 22

AFFIDAVIT OF VALUE

STATE OF TN :
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 **25000** 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 16th day of **March, 2006.**

Kristie S. Taylor
Notary Public

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 07-29-06

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7779

EXHIBIT 'A'

Being the westerly half of the southerly 200 feet of Lot No. 166 and the easterly 25 feet 6 inches of the southerly 200 feet of Lot No. 167 on the Plan of Maplewood Heights Subdivision, as of record in book 547, pages 77 and 78, Register's Office for said County.

Said parts of Lots Nos. 166 and 167 front together 75.9 feet on the northerly side of Ben Allen Road and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to ALFRED B. ROBERTSON and EATHEL K. ROBERTSON, HUSBAND AND WIFE, by Deed from Mary L. Hudson, of record in Book 4441, Page 822, 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 61-14, PARCEL 22).

2. All matters as set forth on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, page 77 and 78, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4260, page 562, Register's Office for DAVIDSON County, Tennessee.