WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/06 09:12 2 pgs
Fees:13.00 Taxes:465.83

20060411-0041374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnell A Simpson	Long Beach Mortgage Company	150
(NAME)	(NAME)	
3233 Forest Breeze Drive	320 Interstate North Parkway	Group 10
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30339	Parcel 194
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John L. Willis and wife, Doris S. Willis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnell A Simpson, an unmarried person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot. No. 22 on the Plan of Jamestown Estates, Section 2, of record in Plat Book 6900, Page 865, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John L. Willis and wife Doris S. Willis, by Warranty deed from Samuel Russell and wife, Adrienne Russell, of record in Instrument number 200008140080384, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6900, Page 865, Register's Office for Davidson County, Tennessee,

unimproved ☐

This is improved ☒ property, known as 3233 Forest Breeze Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of March, 2006.

John L. Willis

Doris S. Willis

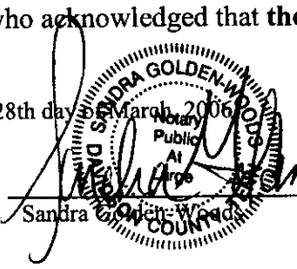
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named **John L. Willis and wife, Doris S. Willis,** the bargainor(s), with whom I am personally aquainted 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 and official seal at Mount Juliet, Tennessee this 28th day of March, 2006.

Commission expires: November 25, 2006



Sandra Golden-Woods

Notary Public