Davidson County DEEDWARR
Recvd: 06/29/06 11:02 2 pgs
Fees:13.00 Taxes:591.63

20060629-0077973

**OLD REPUBLIC**
**National Title Insurance Company**
**201 Fourth Avenue North Suite 150**
**Nashville, Tennessee 37219-2011**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Lana Flatt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2006

Kim Gillespie
NOTARY PUBLIC

My Commission expires: 11-22-08

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| LANA FLATT | Suntrust Mortgage | Map:33-15-21<br>Parcel: |
| (NAME) 708 Hamblen Drive | (NAME) 201 4th Avenue, 7th Flr | Map:<br>Parcel: |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Nashville, TN 37219 | Map:<br>Parcel: |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FILE # 06060336**

## Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**WILLIAM W. SIMPSON and wife, PATRICIA FOSTER SIMPSON**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**LANA FLATT**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the Map of Primrose Acres Subdivision, Section II, as of record in Book 2900, page 43, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Hamblen Drive, the common corner of Lots Nos. 183 and 184; thence northerly along said margin of said Drive 150 feet to a point; thence South 81 deg. 47 min. East 213.25 feet to a point; thence South 6 deg. 16 min. East 105.30 feet to a point; thence southwesterly 104.3 feet to a point; the common corner of Lots Nos. 182 and 184; thence westerly along the line between said two lots and continuing along the line between Lots Nos. 183 and 184, 218.8 feet to the point of beginning.

Being the same property conveyed to WILLIAM W. SIMPSON AND WIFE, PATRICIA FOSTER SIMPSON, AS TENANTS BY THE ENTIRETY (AND NOT TENANTS IN COMMON), by deed from H. ANTHONY DUNCAN, TRUSTEE, of record as Instrument No. 20040525-0061572, dated May 14, 2004, said Register's Office.

This is improved property known as 708 HAMBLEN DRIVE, Madison, Tennessee 37115

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 June, 2006

William W. Simpson
WILLIAM W. SIMPSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM W. SIMPSON the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/the executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 28th day of June, 2006.

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Patricia Foster Simpson
PATRICIA FOSTER SIMPSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PATRICIA FOSTER SIMPSON the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 28th day of June, 2006.

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006