THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 09/07/06 10:04 2 pgs
Fees:13.00 Taxes:1479.63
20060907-0110589

Our File Number: 25118N

MAP/GROUP/PARCEL: 104-15-0-278.00

NEW OWNER'S NAME AND ADDRESS:
DAVID LEE SIMPSON & MARY HELEN SIMPSON
2701 WEST LINDEN AVENUE
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MATTHEW A PERKINS and wife, LAURA S TARUMIANZ now known as LAURA T PERKINS, hereinafter called Grantors, does hereby transfer and convey unto, DAVID LEE SIMPSON and MARY HELEN SIMPSON, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Lokey Subdivision, as shown on plat of record in Plat Book 6200, page 958, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said Lot No. 1 fronts 50 feet on the southerly margin of West Linden Avenue (formely Sunset Avenue) and extends back between parallel lines 192 feet to a dead line.
>
> Together with an ingress/ egress easement over and across a portion of Lot No. 2 as shown on said plan in Plat Book 6200, page 958, and described in Book 8168, page 595, and in Book 9668, page 483, said Register's Office.

The subject property is improved property known as 2701 WEST LINDEN AVENUE, Nashville, TN 37212.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20040908-0108102, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MATTHEW A PERKINS

LAURA T PERKINS

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, MATTHEW A PERKINS and LAURA T PERKINS, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 31st day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $399,900.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
7.25.2009

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC