This Instrument Prepared By:
**Lee & Lee Attorneys, PC**
**109 East Gay Street**
**Lebanon, Tennessee 37087**

L&L#7969-21

SEND TAX BILL TO:
**Mortgagee**

ADDRESS NEW OWNER:
**Linda S. Tatum**
**528 Scotts Creek Trail**
**Hermitage, Tennessee 37076**

Davidson County DEEDWARR
Recvd: 11/01/06 09:23 3 pgs
Fees:18.00 Taxes:504.68
20061101-0135443

MAP **75-12**
GROUP **A**
PARCEL **183.00**

MORTGAGEE:
**EquiFirst Corporation**
**500 Forest Point Circle**
**Charlotte, NC 28273**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Japheth Calen Simpson and wife, Lyndsey Renae Simpson** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Linda S. Tatum**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 21 of the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, a Planned Unit Development, of record in Instrument Number 20040407-0039587, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Japheth Calen Simpson and Lyndsey Renae Simpson, husband and wife by deed from Capitol Homes Inc., A Tennessee Corporation dated October 29, 2004, of record in 20041110-0135480, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of one or more of the Grantors by virtue of a written Power of Attorney of record in Trust Deed Book ___, page _____, Register's Office for Davidson County, Tennessee. *20061101013544 3

This is improved property known as 528 Scotts Creek Trail, Hermitage, Tennessee 37076. Possession is to be given on October 30, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of October, 2006.

Japheth Calen Simpson

Lyndsey Renae Simpson, by Japheth Calen Simpson, as attorney-in-fact

P.O.A.

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Japheth Calen Simpson** , known to me to be the person whose name is subscribed as attorney-in-fact for **Lyndsey Renae Simpson**, and who, acting individually, and as such attorney-in-fact, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

* * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$136,400.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, Japheth Calen Simpson who made oath as follows:

1. That by appointments dated Oct 20 2006, which are recorded in the Register's Office, for Wilson County, Tennessee, prior to the recordation of this instrument, **Japheth Calen Simpson** was appointed as attorney in fact for **Lyndsey Renae Simpson** (Principal) for the purposes set out therein.

2. That the said Principal(s) is alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 30 day of October, 2006.

Affiant

STATE OF TENNESSEE ]
]ss.
COUNTY OF WILSON ]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named , Japheth Calen Simpson the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30 day of October, 2006.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11.27.06