03

Realty Title
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 15:24 2 pg
Fees:13.00 Taxes:941.65

20070402-0039283

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2007

Karen Colbert
Notary Public

MY COMMISSION EXPIRES: 7/24/2
(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert V. Simpkins (NAME)	Community First Bank & Trust (NAME)	141-15-0D-61.00
7520 Staffordshire Dr. (ADDRESS)	9045 Corothers Pkwy. (ADDRESS)	
Nashville, Tn 37221 (CITY) (STATE) (ZIP)	Franklin, Tn 37067 (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, Dany F. Abriola Longie and husband, Ricky B. Longie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gilbert V. Simpkins and wife, Karen Simpkins

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. 61 on the Plan of Resubdivision of Lots 45, 46, 52, 53 and 61 thru 64, Phase I "Sheffield" on the Harpeth, as of record in Plat Book 6900,page 352, Register's Office for Davids County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dany F. Abriola by Warranty Deed from Douglas China and wife, Martha C. China of record in Instrument No. 20020822-0101643, Register's Office for Davidson County, Tennessee.

The said Dany F. Abriola now being known as Dany Abriola Longie by virtue of her marriage to Ricky B. Longie.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Ricky B. Longie joins in this deed in order to convey any right, title, or interest he may have in the property.

unimproved ( )
This is improved (X) property, known as 7520 Staffordshire Dr., Nashville, Tn 37221
(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 hand S this 15th day of March, 2007

Dany F. Abriola Longie

Ricky B. Longie

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Dany F. Abriola Longie and~~ husband, Ricky B. Longie

the bargainor s, 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 and official seal at ~~Brentwood~~ MURFREESBORO, Tennessee, this 15th day of March 2007

Commission expires 1-19-2010

Notary Public

JARROD M. CRUBB
NOTARY PUBLIC
RUTHERFORD COUNTY
TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, **Dany F. Abriola Longie**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~, Tennessee, this 15th day of March, 2007..

Notary Public

Commission Expires: 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY