RECORDING INFORMATION
Return To File Box 9B First Title and Escrow Co. Inc. 2000 Richard Jones Rd. Ste #110 Nashville, TN 37215 File #26560 Davidson County DEEDWARR Recvd: 06/06/07 13:09 2 pgs Fees:13.00 Taxes:2368.00 20070606-0067865

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008765

MAP - PARCEL NO: 144-16-0-008.00

Send Tax Statements To:
SunTrust Mortgage, Inc
201 4th Ave. N/7th Fl.
Nashville, TN 37219

Name/Address New Owner:
William L. Simmons
Carolyn E. Simmons
1930 Otter Creek Rd
Nashville, TN 37215

Name of Mortgagee:
SunTrust Mortgage, Inc

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **IVONNE C. MICHAEL, unmarried**, have bargained and sold and by these presents do transfer and convey unto **WILLIAM L. SIMMONS and wife, CAROLYN E. SIMMONS**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot 5, as shown on the Plan of Otter Creek Estates, Section 1, of record in Plat Book 2331, page 157, Register's Office for Davidson County, Tenenssee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ivonne C. Michael by deed from William T. Chapman, III and wife, Patricia M. Chapman, of record in Instrument No. 20030702-0091902, dated June 25, 2003, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 2331, page 157, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Book 2634, page 439, as amended in Book 4758, page 870, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6926, page 756, Register's Office for Davidson County, Tennessee.

5. TVA Transmission Line Easement of record in Book 2249, page 86, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 1st day of June, 2007.

Ivonne C. Michael
IVONNE C. MICHAEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **IVONNE C. MICHAEL**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 1st day of June, 2007.

My Commission Expires:
12-28-08

Donna L. Savage
Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$640,000.00**.

Affiant

SWORN TO and subscribed before me on this 1st day of June, 2007.

My Commission Expires:

Christina M. Read
Notary Public

CHRISTINA M. READ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010