Box 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$68,250.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MARCH, 2008. Notary Public MY COMMISSION EXPIRES: **August 23, 2011** (AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM SIMPSON, ET UX	**SAME**	**051-14-0-073.00**
(NAME) **1715 CASTLEMAN DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, JIMMY R. DICKENS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM SIMPSON AND WIFE, PATRICIA SIMPSON,** HEREINAFTER CALLED THE GRANTEE, 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 Unit 5-A, on the Plan of Kinsington Chase Subdivision, a zone lot division of Lots 1 through 5, a plat of which is of record in Plat Book 6200, page 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmy R. Dickens, unmarried from Charles J. Bradley, unmarried by deed dated April 11, 1996 of record in Book 10021, page 984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6200, page 229 and Book 5200, page 663, restrictions of record in Book 6296, page 406, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Jimmy R. Dickens being recorded simultaneously herewith of record in Instrument # 20080311 0024595, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **810 KINSINGTON DRIVE, NASHVILLE, TN 37216 (formerly Madison, TN 37115)**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/11/08 14:28 2 pgs
Fees:13.00 Taxes:252.53

20080311-0024596

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 my hand this 10th day of March, 2008.

Jimmy R. Dickens
By Michael Smith, Attorney in Fact

JIMMY R. DICKENS
By: Michael Smith, Attorney in Fact
for Jimmy R. Dickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2008, before me personally appeared Michael Smith, Attorney-in-Fact for Jimmy R. Dickens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jimmy R. Dickens, and who acknowledged that he executed the same as the free act and deed of Jimmy R. Dickens.

Witness my hand and official seal at office this 10th day of March, 2008.

My commission expires: **August 23, 2011**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN