Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122-3391

Davidson County DEEDWARR
Recvd: 07/01/08 15:23 2 pg
Fees:13.00 Taxes:621.05

20080701-0068006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,850.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2008.

Notary Public
My commission expires:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

15-0806-151453

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Hart	Churchill Mortgage Corp.	108-15-0-A-010.00CO
704 Woodcraft Drive	761 Old Hickory Blvd.,#400	
Nashville TN 37214	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald L. Simon and wife, Evelyn J. Simon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Hart, unmarried, hereinafter called the Grantees, their successors 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. 10, on the Plan of Percy Priest Woods Subdivision, Revision of Cheswicke Park, a Planned Unit Development, of record in Book 9700, Page 384, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald L. Simon and wife, Evelyn J. Simon by deed from Mark A. Collino and wife, Anne C. Popper, dated January 6, 2006, recorded January 6, 2006, of record in Instrument No. 20060106-0002389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 704 Woodcraft Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of June, 2008.

Ronald L. Simon

Evelyn J. Simon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald L. Simon and Evelyn J. Simon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27th day of June, 2008.

Notary Public

My Commission expires: 05/03/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds