Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1253

Davidson County DEEDWARR
Recvd: 08/14/08 10:30 2 pgs
Fees:13.00 Taxes:1073.00
20080814-0083681

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Candice E. Simpkins and Margaret A. Thomas**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cindy A. Ronveaux, unmarried**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Stone Creek Park, Section 3, a Planned Unit Development of record in Plat Book 9700, Page 266 and amended in Plat Book 9700, Page 956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candice E. Simpkins and Margaret A. Thomas by Warranty Deed from Robert L. Touchstone, III and Aimee E. Touchstone dated April 28, 2006 of record in Inst. No. 20060503-0051378, Register's Office, Davidson County, TN. Irby C. Simpkins, III joins in the conveyance to convey any and all marital rights he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7149 Holt Run Drive, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of July, 2008.

Candice E. Simpkins

Margaret A. Thomas
By: Candice E. Simpkins, Attorney in Fact
By: Candice Simp

Irby C. Simpkins, III

State of Tennessee)
County of Davidson)

On this 31st day of July, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Candice E. Simpkins and Irby C. Simpkins, III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 31st day of July, 2008, before me the undersigned, a Notary Public in and for said State and County, personally appeared before me this within named Candice E. Simpkins, to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of Margaret A. Thomas, acknowledged that such person executed the same as the free act and deed of Margaret A. Thomas.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 290,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of July, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Cindy A. Ronveaux	Access National Mortgage	180-3-A-120
7149 Holt Run Drive	1800 Robert Fulton Dr. #350	
Nashville, TN 37211	Reston, VA 20191	