THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Rachel Conrad
E.L.T.G., LLC
505 Progress Drive
Suite 113
Linthicum, Maryland 21090
Telephone: 443-451-8800 Fax: 443-451-1701
File No. 08-16153

Deed prepared with limited title exam
Full search not requested or performed.

Exempt TCA67-4-409(a)(3)(A)

Property Address: 4507 Graycroft Avenue, Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 09/08/08 09:34 2 pgs
Fees:12.00 Taxes:0.00
20080908-0091512

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gregory P. Simmons**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Gregory P. Simmons and Donzola W. Simmons, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

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.241, on the Plan of Gra-Mar Acres, Section VII, as shown on plat of record in Plat Book 2331, page 80, in the Register's Office for Davidson county, Tennessee, and being more particularly described

Beginning at a point in the northerly margin of Marksmen Drive, the common front corner of Lot Nos. 241 and 242; thence northerly 128 feet to a point, the common rear corner of Lot Nos. 240, 241 and 242; thence easterly 121.4 feet to a point in the westerly margin of Graycroft Avenue, the common front corner of Lot Nos. 240 and 241; thence southerly along said Avenue 114.98 feet to a point, the beginning of a curve; thence 44.51 feet around said cure having a radius of 25 feet, to a point in the northerly margin of Marksmen Drive, thence westerly along said curve, 140.99 feet to the point of beginning.

For Informational Purposes Only:

The improvements thereon being known as 4507 Graycroft Avenue, Nashville, Tennessee 37216.

BEING all and the same lot of ground which by Deed dated September 15, 2005, and recorded September 19, 2005 among the Land Records of Davidson County, Tennessee in Instrument No. 20050919-0112313, was granted and conveyed by Del W. McClure and Sandra M. McClure, unto Gregory B. Simmons.

Parcel No.: 61.02-20.00

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Del W. McClure and Sandra M. McClure, dated September 15, 2005, and recorded September 19, 2005, in the Register of Deeds for the County of Davidson, as Document No. 20050919-0112313.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that

the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [X] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0/Spouse which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 31st day of July, 2008.

Gregory P. Simmons {Seal}

Gregory P. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 2008, before me the undersigned officer, personally appeared **Gregory P. Simmons**, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: MY COMMISSION EXPIRES: April 21, 2009

Grantor's Name, Address, Phone:
Gregory P Simmons
~~Donzola W. Simmons~~
4507 Graycroft Ave
Nashville, TN 37216

Grantees' Name, Address, Phone:
Gregory P. Simmons and Donzola W. Simmons
4507 Graycroft Avenue
Nashville, TN 37216

SEND TAX STATEMENTS TO THE GRANTEE.

PATRICIA B. HERPY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY