WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne R. Simmons (NAME)	SAME AS NEW OWNERS (NAME)	06114002100
and wife, Elizabeth Ann Simmons		
713 Hart Lane (ADDRESS)	(ADDRESS)	
401 Blakely Court		
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Franklin, TN 37064		

FOR AND 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, WE, Aubrey Hiam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne R. Simmons and wife, Elizabeth Anne Simmons

HEREINAFTER CALLED THE GRANTEES, 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 the westerly 75 feet of the southerly 200 feet of Lot No. 167 on the Plan of Maplewood Heights Subdivision as of record in Book 547, Pages 77 and 78 and in Book 1879, Page 209 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Said westerly part of Lot No. 167 fronts 75 feet on the northerly side of Ben Allen Road. (now known as Hart Lane) and runs back between parallel lines 200 feet to a dead line

Being the same property conveyed to Aubrey Hiam by Warranty Deed from Edward Edenfield, Executor of the Estate of Delores M. Stansell, deceased, which deed is dated September 5, 1995 and recorded in Book 9787, Page 643, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Maplewood Heights Subdivision of record in Book 547, Pages 77 and 78 and in Book 1879, Page 209, said Register's Office, further subject to Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4260, Page 565, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090025074 DEEDWARR
Recvd: 04/16/09 08:55 2 pgs
Fees:13.00 Taxes:399.60

20090416-0034424

unimproved ( )
This is improved (X) property, known as 713 Hart Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town)

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 14th day of April 2009

Aubrey Hiam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey Hiam

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 14th day of April, 2009.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires _____

Notary Public