THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** ~~**CRT File No. 09051801**~~ BOX 50-B ~~PREPARED BY:~~ ~~RETURN TO:~~ BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$220,000.00~~. Affiant Subscribed and sworn to before me, this 15 of June 2009. JAMES A. WALCHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: 1-9-12

WARRANTY DEED

Address New Owner: Thomas Lind 6021 Sedberry Rd Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ 1st TN 165 MADISON AVE MEMPHIS, TN 38103	Tax Information: Tax Parcel ID No. 116-13-67.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Ann F. Simpson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Lind**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 29 ON THE PLAN OF HARDING PARK, OF RECORD IN BOOK 2331, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 29 FRONTS 128 FEET ON THE NORTHEASTERLY SIDE OF SEDBERRY ROAD AND RUNS BACK BETWEEN LINES, 149 FEET ON THE NORTHWESTERLY LINE, AND 224.1 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 144.2 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ROBERT J. NOTESTINE III, TRUSTEE TO ANN FOREHAND SIMPSON AND JOHN M. SIMPSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON AS RECORDED ON THE 8TH DAY OF JUNE, 1993 IN DEED BOOK 8975, PAGE 435 AND WARRANTY DEED FROM CHARLES F. ALEXANDER AND WIFE, SARA P. ALEXANDER TO JACK MORELAND SIMPSON AND WIFE, ANN FOREHAND SIMPSON AS RECORDED ON THE 24TH DAY OF MAY, 1957 IN DEED BOOK 2648, PAGE 102, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

John M. Simpson having died on October 9, 2007 in Davidson County, Tennessee. Said property having passed to the Estate of Ann F. Simpson upon her death on February 16, 2008 in Davidson County, Tennessee, and admitted to Probate on April 7, 2008 as Docket 08P-568 in the Seventh Circuit Court of Davidson County, Tennessee. Note: the Last Will and Testament of Ann F. Simpson specifically authorizes the Executor to convey real estate.

This is improved property located at 6021 Sedberry Rd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20090040815 DEEDWARR
Recvd: 06/18/09 14:18 2 pgs
Fees:13.00 Taxes:814.00
20090618-0056923

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 of June 2009.

Sharon L. Shields, Executor
Estate of Ann F. Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon L. Shields as the Executor of the Estate of Ann F. Simpson, with whom I am personally acquainted, and who acknowledged that as such Executor she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 of June 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County