Box 29

17126
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20090059190 DEEDWARR
Recvd: 08/28/09 13:58 3 pgs
Fees:18.00 Taxes:851.00
20090828-0081093

WARRANTY DEED

Address New Owner(s)
Ms. Candace Simmons Gurley
9555 Keeneland Drive
Brentwood, TN 37027

Send Tax Bills to: and
New Owner

Map-Parcel:
172010A09600CO

FOR AND IN 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, I/we, **Thomas H. Ware, Administrator C.T.A. for the Estate of Cecil D. Simmons, II, on behalf of Candace Simmons Gurley, Cynthia Simmons Klein, Teresa Simmons Hexter and Donald Terry Simmons** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Candace Simmons Gurley**, hereinafter called the Grantee(s), her 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 Lot No. 96 on the Plan of Copperfield, Revised, of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Cecil D. Simmons, II, single, by deed dated June 25, 1999, and recorded in Book 11554, page 462, said Register's Office. The said Cecil D. Simmons, II, having died testate in Davidson County, TN, on July 29, 2007, and the Last Will and Testament having been admitted into probate by Order of the 7th Circuit Court for Davidson County, Tennessee, Probate Division, on August 9, 2009, in case Number 07P-1193. Executor's Deed conveying property to Candance Simmons Gurley, Cynthia Simmons Klein, Teresa Simmons Hester and Donald Terry Simmons executed by Thomas H. Ware, Administrator C.T.A. for the estate of Cecil D. Simmons, II, dated August 4, 2009, and filed at Instrument No. 20090804-0073137, said Register's Office. Pursuant to an Amended Order entered August 21, 2009, authority is given to Thomas H. Ware, Administrator C.T.A. for the Estate of Cecil D. Simmons to execute and transfer said property on behalf of the heirs.

THIS conveyance is subject to the following:
1. 2009 taxes prorated and assumed.
2. Restrictions filed in Book 6779, page 296; Book 6783, page 973; Book 7071, page 482 and amended in Book 7208, page 889, said Register's Office.
3. The Plan of record in Book 6900, pages 555-559, said Register's Office.
4. Easements filed in Book 2437, page 8; Book 2438, page 376 and Book 8422, page 766, said Register's Office.
5. Quitclaim Deed filed in Book 7150, page 358, said Register's Office.
6. Deed of Trust to NBC filed in Book 11554, page 465, said Register's Office.
7. Deed of Trust to Irwin Mortgage Co. filed in Instrument No. 2003916-0135990, said Register's Office.

This is improved property known as: 76 Trotwood Downs, Brentwood, TN 37027

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 whosoever.

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 our hands on this the 26 day of August, 2009.

Thomas H. Ware, Administrator C.T.A
For the Estate of Cecil D. Simmons, II

STATE OF TENNESSEE :
COUNTY OF DAVIDSON:

On this 26 day of August, 2009, before me personally appeared Thomas H. Ware, Administrator C.T.A., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn to and subscribed before me
this 26 day of August, 2009.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010