WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100021932 DEEDWARR
Recvd: 04/13/10 14:45 2 pgs
Fees:13.00 Taxes:610.50

20100413-0027913

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: May 22, 2010
(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Samuel M. Simpkins	Peoples Home Equity, Inc.	Parcel ID:
2625 Carter Ave.	213 Ward Circle, Ste. 201	08401002600
Nashville, TN 37206	Brentwood, TN 37027	

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, we

Elizabeth A. Stevenson, a widow

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Samuel M. Simpkins and wife, Jolie A. Simpkins
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 Lot No. 417, on the Plan of Dugger Heights, Section IV, as of record in Book 2083, Page 86, Register's Office for said County.

Said Lot No. 417 fronts 107 feet on the northerly side of Carter Street and runs back between lines, 222.7 feet on the westerly line and 236.2 feet on the easterly line, which is a broken line, to a dead line in the rear measuring 53 feet thereon.

BEING the same property conveyed to Harold B. Stevenson and Elizabeth A. Stevenson by deed from Sterling Homes, Inc., of record in Book 2448, Page 193, dated September 1, 1955, Register's Office for said County. The said Harold B. Stevenson is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2275, Page 279, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2083, Page 86, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2625 Carter Ave., Nashville, TN 37206

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 9th day of April, 2010.

Elizabeth A. Stevenson

Elizabeth A. Stevenson

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 Elizabeth A. Stevenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

