RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100034495 DEEDWARR
Recvd: 06/07/10 14:21 2 pgs
Fees:13.00 Taxes:518.00
20100607-0044076

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2010.

NOTARY PUBLIC

My commission expires: 9/25/2010

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Eric Simpson 415 Westchester Drive Madison, TN 37115	New Owner New Owner	042140070.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and 00/100 ($140,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ALMA C. SPERO,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JON ERIC SIMPSON, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TAX/MAP ID: 042140070.00
Property Commonly Known as:
415 Westchester Drive Madison, TN 37115

Being Lot No. 31 on the Plan of Section One, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Westchester Drive at the corner of Lots Nos. 31 and 32; thence with the line between said lots southwesterly 270.4 feet to the east line of the Lot 37, thence with the line between Lots 31 and 37, northerly 143.85 feet to the corner of Lot 30; thence with the line between Lots 30 and 31, northeasterly 163.85 feet to the margin on Westchester Drive; thence with the margin of the same southeasterly around a curve 285.89 feet to the point of beginning.

Being the same property conveyed to Alma C. Spero by QuitClaim Deed from Mark T. Bandy, et ux, Margarete E. Bandy and Harold K. Bandy, et ux, Vickie S. Bandy, dated November 30, 1992 and filed for record on December 30, 2005, of record in Instrument No. 20051230-0156819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his/her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind him/herself, his/her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his/her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of May, 2010.

Alma C. Spero

Alma C. Spero

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alma C. Spero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of May, 2010.

Notary Public

My commission expires: _____

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010