THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30133-07-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: James J. Ayers Kristy L. Ayers 6116 Hillsboro Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 144 150 01300

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, **Otto Kent Simpkins, married, and Edith W. Simpkins, unmarried,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **James J. Ayers and wife, Kristy L. Ayers** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6116 Hillsboro Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Erin Simpkins joins in the execution of this deed to convey any marital rights she may have in subject property by virtue of her marriage to the said Otto Kent Simpkins.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2011.

Otto Kent Simpkins

Erin Simpkins

Edith W. Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Otto Kent Simpkins and Erin Simpkins**, 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, at office, this 21st day of July, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110044844 DEEDWARR
Recvd: 07/25/11 13:24 2 pgs
Fees:13.00 Taxes:5550.00
20110725-0056760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edith W. Simpkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2011.

Notary Public

My Commission Expires:

GEORGE E. GOURLEY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hillsboro Park, Section I, as of record in Plat Book 2331, pages 30-31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Otto Kent Simpkins and wife, Edith W. Simpkins by deed dated May 4, 1990, from John M. Grissim, Executor and Trustee under the Will of Mary E. Pipkin, of record in Book 8104, page 67, Register's Office for Davidson County, Tennessee. Otto Kent Simpkins and Edith W. Simpkins having since divorced by decree of record as Instrument No. 20091002-0091633, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7853, page 173, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, pages 30 and 31, Register's Office for Davidson County, Tennessee.