BOOK 6863 PAGE 509

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne Celeste Sims	Same	69-16-116
(NAME)	(NAME)	
3513 Hydes Ferry Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid, and other good and valuable consideration Dollars,

I, Jane Freeman Sims,

have this day bargained and sold, and do hereby transfer and convey unto the said Anne Celeste Sims

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 8 and 28 on the map of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, page 19, Register's Office for said County, described as follows:

Beginning at a point on the southwesterly margin of New Hydes Ferry Pike at the corner of lots Nos. 7 and 8 on said map; being the northwest corner of the property conveyed to L. A. Jones, and wife, by deed from Bessie Aline Brazel, of record in book 1813, page 597, said Register's Office; thence with the line between said lots Nos. 7 and 8 and said Jones' northwestern boundary line, southwestwardly 205 feet, more or less, to the northeastern boundary line of that part of lot No. 28 conveyed to L.A. Jones and wife, by deed from Elizabeth Carmack Gibbons, of record in book 2927, page 65, said Register's Office; thence with said Jones' northeastern boundary line, northwestwardly 101.5 feet to the southeasterly margin of Elizabeth Avenue, thence with same northeastwardly 188.4 feet to the southwesterly margin of said Pike; thence with same southeastwardly 101.5 feet to the beginning.

Sam Sims, Jr., husband of Jane Freeman Sims, joins in this conveyance for the purpose of conveying whatever right, title or interest he may have in this property by virtue of being the husband of grantor herein.

Being the same property conveyed to Jane Freeman Sims by deed from Richard Geldreich and wife, Grete Geldreich, of record in Book 5831, page 779, R.O.D.C.T., and by Deed of Correction of Grete D. Geldreich to Jane Freeman Sims in Book 6850, page 827, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,800.

Subscribed and sworn to before me this the 21st day of May, 1986

Affiant Jane Freeman Sims

My commission expires: July 18, 1987 (Affix Seal)

Notary Public Wallace L Pederson

( ) unimproved
(X) improved

This is improved (X) property, known as 3513 Hydes Ferry Pike, Nashville, TN 37218
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 21st day of May, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Jane Freeman Sims

X Sam Sims Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6863 PAGE 509

Personally appeared before me Valerie L. Prideaux, *a Notary Public in and for said County and State* Jane Freeman Sims and Sam Sims, Jr.

the within named bargainor _____, *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 official seal at Nashville, Davidson County *Tennessee, this* 21st *day of* May, *19* 86.

Valerie L. Prideaux *Notary Public*

Commission expires July 18, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

3 2 5 4 4

IDENTIFICATION REFERENCE

MAY 21 10 35 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

JANE FREEMAN SIMS, ET AL

TO

ANN CELESTE SIMS

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

This Instrument Prepared By:

VINCENT E. WEHBY
Attorney at Law
12th Floor - L & C Tower
Nashville, TN 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6863 PAGE 510

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42800.00- CAMT.
111.28 CSTAX
.50 PRFE
6.00 WDE
CHECK 117.78-
6594A05/21/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02944

IDENTIFICATION REFERENCE

MAY 21 10 18 AM '06

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250360