PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34918)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 109500.00

Christopher R. Sedita
Affiant

Sworn and subscribed before me this 11th day of April, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher R. Sedita<br>Mary Ann Sedita<br>5618 Knob Road<br>Nashville, TN 37209 | Leader Federal Bank for Savings<br>158 Madison Avenue<br>Memphis, Tennessee 38101-0275 | 103-06-0 116.00<br>08DA 55629 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ray Vaughn M. Sims and spouse, Amparo Sims,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher R. Sedita and spouse, Mary Ann Sedita,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

3060 04/12 0101 03CHECK 414.15

**To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 37 on the plan of Brookside Courts-Addition No. 2 of record in Book 1835, page 47, Register's Office for said County.

SAID Lot No. 36, which is a corner lot, fronts 86.96 feet on the northerly margin of Knob Road and fronts 154.75 feet on the broken easterly margin of Brookvale Terrace, said frontages being joined by a curve having a length of 39.27 feet, and extends back 103.8 feet on the northeasterly line and 128.7 feet on the easterly line to a point of intersection together with as an appurtenance thereto that certain easement for driveway purposes of record in Book 51882, page 669, said Register's Office.

BEING the same property conveyed to Ray Vaughn M. Sims and wife, Amparo Sims, by deed form Robert Finlay Manson and wife, Margaret Ann Coppin Manson, of record in Book 8697, page 113, Register's Office for Davidson County, Tennessee.

SUBJECT to all matters as shown on the herein reference Plan of record in said Register's Office.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

38134 IDENTIFICATION REFERENCE

APR 12 AM 11:25 ALEX D. CRAIGHEAD REGISTER DAVIDSON COUNTY, TENN.

**This is improved property, known as:** 5618 Knob Road, Nashville, TN 37209

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 11th day of April, 1994.

Ray Vaughn M. Sims
**Ray Vaughn M. Sims**

Amparo Sims
**Amparo Sims**

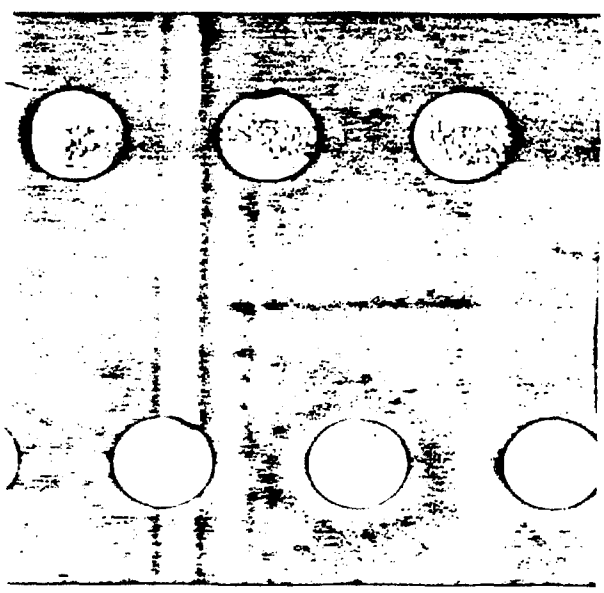
**State of Tennessee**
**County of Davidson**

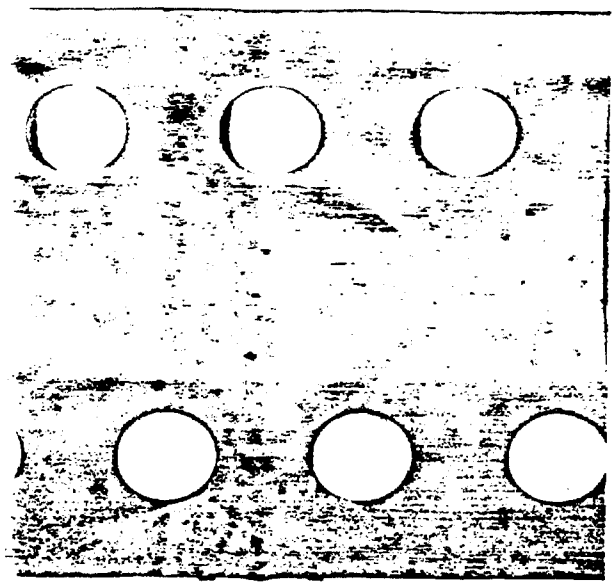
On this 11th day of April, 1994, before me the undersigned authority, personally appeared **Ray Vaughn M. Sims** and **Amparo Sims**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

Notary Public





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9309 PAGE 431

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAM | |
| | | | | 109500.00 |
| | | | CON TX | 405.15 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 414.15 |
| | | | CHECK | 414.15 |

04/12/94 01 10:22 0001 3060

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

38134
IDENTIF. & REFERENCE

94 APR 12 AM 10:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 778275