BOOK 10881 PG 869

52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 98

BRENDA B. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Sims (NAME)	Regions Mortgage, Inc. (NAME)	160-9-36
5556 Hillview Drive (ADDRESS)	605 South Perry Street (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	

FOR AND 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, Howard Hayes, a two-thirds (2/3) tenant in common interest and Jean Hayes Millsap, a one-third (1/3) tenant in common interest, ~~both unmarried~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Sims ~~and wife, Laura Mattingly Sims~~

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:

Being Lot No. 46 on the Plan of Oak Hill Estates, Section III, as of record in Book 4860, page 4, Register's Office for Davidson County, Tennessee, for which plan reference is made for a more complete description.

Being the same property conveyed to Howard Hayes, a two-thirds tenant in common interest and Jean Hayes Millsap , a one-third tenant in common interest by deed from Roy William Oaks and wife, Deborah M. Oaks of record in Book 10142, page 774, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Howard Hayes hereby certifies, warrants, and covenants that he is one and the same person as Howard B. Hayes.

unimproved ( )
This is improved (X) property, known as 5556 Hillview Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 9th day of April 19 98

Howard Hayes

Howard Hayes

Jean Hayes Millsap

Jean Hayes Millsap

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Hayes, a two-thirds (2/3) tenant in common interest and Jean Hayes Millsap, a one-third (1/3) tenant in common interest

the bargainor S, 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 Brentwood, Tennessee, this 9th day of April, 19 98.

Commission expires 6/23/98

Notary Public

MARIE K. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0424165
IDENTIF. & REFERENCE
98 APR 13 AM 8:18
ELLA L. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2620 04/13 0101 03CHECK 1333-6

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

RECEIVED OF _____

FOR _____

BOOK 10881 PG 871

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
			CAMT	
				358000.00
			CON TX	1324.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1333.60
			CHECK	1333.60
		04/13/98	01	08:19 0001 2620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0424165
IDENTIF. # REFERENCE
98 APR 13 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1278788