PREPARED BY (AND RETURN TO)

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40793
Dav. Co. File: Box 8

BOOK 11401 PG. 424

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William S. Sims 5670 Kendall Drive Nashville, Tennessee 37205	Capital Bank & Trust Company 1820 West End Avenue Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 103-6-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 169500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel S. Konieczny and spouse, Anissa M. Konieczny,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. Sims,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, said Register's Office.

SAID Lot No. 17 fronts 75 feet on the westerly margin of Kendall Drive and extends back 143.1 feet on the northerly line and 138.8 feet on the southerly line to a dead line in the rear, measuring 102 feet thereon.

BEING the same property conveyed to Daniel S. Konieczny and spouse, Anissa M. Konieczny by deed from Jeffrey D. Hord and spouse, Patricia M. Garton, of record in Book 9714, page 272, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and 15 foot easement for public utility purposes along the rear line(s). Subject to a deed of easement for driveway purposes of record in Book 5227, page 164, said Register's Office.

This is improved property, known as: 5670 Kendall Drive, Nashville, Tennessee 37205

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 24th day of March, 1999.

Daniel S. Konieczny **Anissa M. Konieczny**

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State of Tennessee
County of Davidson

On this 24th day of March, 1999, before me the undersigned authority, personally appeared **Daniel S. Konieczny** and **Anissa M. Konieczny**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169500.00

Affiant

Sworn and subscribed before me on the 24th day of March, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0566047

IDENTIFICATION REFERENCE

99 MAR 26 PM 1:05

Wilder Deed Wtr—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

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0566047
IDENTIF. & REFERENCE

99 [illegible] 23 PM 1:05

[illegible] $500.00
[illegible] $27.15
[illegible] 1.00
[illegible] 5.00
[illegible] 2.00
[illegible] $35.15
[illegible] $35.15

[illegible] 01 13:05 0001 3811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442885