box# 28-B

This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file#99040010

BOOK 11459 PG. 829

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Vincent F. Sims, Sr., 3807 No. Hydes Ferry Rd. Nashville, Tennessee 37218	same as new owner	69-12-0 / 22.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Vincent F. Sims, Sr., and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ANN CELESTE SIMS, Executrix for the estate of JANE FREEMAN SIMS**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

VINCENT F. SIMS, Sr., the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of Mosco W. Brown Farm, described according to a survey of George W. Watkins, Surveyor, dated October 19, 1949, as follows, to-wit:

Beginning at a point in Bettie Shannon's northeast line, being 249 feet northwesterly from said Shannon's easterly corner; thence North 33 deg. 45' East 366 feet tot he center of Hydes Ferry Road; thence North 57 deg. 45' West 124 feet with the center of said Road, to a point; thence South 33 deg. 15' West 350 feet to a point in Bettie Shannon's line, thence South 49 deg. 15' East 96 feet to a post, thence South 46 deg. 30' east 28 feet to the point of beginning.

Being the same property conveyed to Jane Freeman Sims by deed from Jack O. LeFlore and Edna M. LeFlore of record in Book 5610, page 30, Register's Office for Davidson County, Tennessee. The said Jane Freeman Sims having died, on December 23, 1998, a resident of Davidson County, testate, Docket #99P-31, Will Book 225, page 31, of the Probate Court of Davidson County, Tennessee. Item No. 3 of her Last Will and Testament having granted authority to sell "all real property" to her executrix, Ann Celeste Sims.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 115,000.00.

Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 30 day of April, 1999.

NOTARY PUBLIC

My Commission Expires: May 28 2000

NOTARY PUBLIC DAVIDSON COUNTY, TN AT LARGE

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, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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: 1999 Property taxes are to be prorated and assumed by the GRANTEE.

I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is improved property known as: 3807 No. Hydes Ferry Rd., Nashville, TN 37218.

Witness our hands this 30 day of April, 1999.

Ann Celeste Sims, Executrix

Ann Celeste Sims, Executrix
for the estate of Jane Freeman Sims

BOOK 11459 PG. 830

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis, IV a Notary Public in and for said County and State, the within named Ann Celeste Sims, Executrix for the estate of Jane Freeman Sims the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of April, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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05819

IDENTIFICATION REFERENCE

99 MAY -3 PM 4:10

CECIL CRENSHAW, REGISTER
DAVIDSON COUNTY, TN.

WARRANTY

DEED

From:

The estate of
Jane Freeman Sims,
Ann Celeste Sims,
Executrix

To: ***Vincent F. Sims, Sr.***
Un-Married

05-924 RECEIVED TOTO $0.50 ESQ

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 831

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

05819910

REFERENCE

99 MAY -3 PM 4:10

CMNT
115000.00
CON TX 425.50
PRFEE 1.00
UCEED 5.00
CFEE 2.00
TOTAL 433.50
CHECK 433.50

05/03/99 01 16:13 0001 0693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455387