PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

Instr:200004050034482 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:14:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **March, 2000** between **CHRISTOPHER SIMS and wife, PAMELA SIMS** , GRANTOR, and **PHYLLIS MARIE DAVIS, a single woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot No. 58, Section 3, on the Plan of Royal Hills, as shown by plat and survey of record in Plat Book 4860, page 47, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Christopher T. Sims and wife, Pamela D. Spencer Sims, by deed from Barbara J. Jones, unmarried, of record in Book 9656, page 797, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO all taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plan of record in Plat Book 4860, page 47; Restrictive Covenants of record in Book 4950, page 530, said Register's Office.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Christopher Sims

CHRISTOPHER SIMS
Signature of Seller

Pamela Sims

PAMELA SIMS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, **CHRISTOPHER SIMS and wife, PAMELA SIMS** , the within named bargainors, 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, at office, this **31st** day of **March, 2000.**

Rhonda Berry
Notary Public

My Commission Expires: 3-27-04

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

Name and Address of Property Owner:

PHYLLIS MARIE DAVIS
609 PUTNAM
NASHVILLE, TN 37218

Property Address:

609 PUTNAM
NASHVILLE, TN 37218

Person Responsible for Taxes:

Jefferson Heritage Mortgage
15435 Clayton Rd.
Ballwin, MO 63011

Parcel #: 58-11, 133

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Phyllis Marie Davis
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **March, 2000.**

Rhonda Berry
Notary Public

My Commission Expires: 3-27-04

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

RETURN TO:

Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027