THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 233,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2001

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/23/01 17:07 2pgs
Fees:11.00 Taxes:862.10
20010523-0053816

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LINDA ANN MATTSON 1418 Stratton Avenue Nashville, Tennessee 37206	FIRST HORIZON HOME LOAN CORP. P.O. Box 146 Memphis, Tennessee 38101	MAP 83-05 PARCEL 407

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THREE THOUSAND AND NO/100---------- ($ 233,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DAVID L. SIMS and REBECCA C. BUCKLER, sole heirs at law of Robert J. Sims, deceased hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LINDA ANN MATTSON, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the west half of Lot No. 6 in the Subdivision of the C.F. Ordway Home Place, a plan of which is of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

SAID west half of Lot No. 6 fronts 50.0 feet on the southerly side of Stratton Avenue and runs back between parallel lines 233.0 feet to an alley.

BEING the same property conveyed to Robert J. Sims, unmarried, by Quitclaim Deed from Robert J. Sims, Executor of the Estate of David Francis Loida, of record in Book 10261, page 976, Register's Office for Davidson County, Tennessee, and being the same property devised to Nashville Cares, Inc. as to a 5% interest and to Robert J. Sims as to a 95% interest under the Last Will and Testament of David Francis Loida of record in Will Book 193, page 373, Probate Court Clerk's Office for Davidson County, Tennessee; the said Robert J. Sims having since died intestate and survived by David L. Sims and Rebecca Sims Buckler, his brother and sister and his sole heirs at law; the said Nashville Cares, Inc., having since conveyed its interest in subject property to David L. Sims and Rebecca S. Buckler, heirs at law of Robert J. Sims, deceased, by Quitclaim Deed of record as Instrument No. 20010523-0053815 in the Register's Office for Davidson County, Tennessee. Rebecca Sims Buckler, Rebecca S. Buckler and Rebecca C. Buckler being one and the same person.

This is improved property known as 1418 Stratton Avenue, Nashville, Tennessee 37206

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, her heirs and assigns, forever.

GRANTORs COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of C.F. Ordway Home Place of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of May, 2001.

DAVID L. SIMS

REBECCA C. BUCKLER

By: David L. Sims, her Attorney in Fact

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Sims, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2001.

Notary Public, Cobb County, Georgia
My Commission Expires February 24, 2003

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____.

My Commission Expires: _____

Notary Public

STATE OF GEORGIA)
COUNTY OF _____)

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID L. SIMS to me known to be the person who executed the foregoing instrument in behalf of REBECCA C. BUCKLER and acknowledged that he executed the same as the free act and deed of the said REBECCA C. BUCKLER.

WITNESS my hand and seal this 12th day of May, 2001.

Notary Public, Cobb County, Georgia
My Commission Expires February 24, 2003

My commission expires: _____

Notary Public