THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18872**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 10th day of MAY, 2002. Notary Public My Commission Expires: 10/25/03

CHARLES A. SULLIVANT NOTARY PUBLIC AT LARGE DAVIDSON

WARRANTY DEED

Address New Owner: Ms. Heather Brooke Garrett 1911 Cedar Lane Nashville, TN 37212	**Send Tax Bills To:** Owner	**Tax Information:** MAP 117-4 PAR 311 FB 16DA 645

My Commission Expires

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GEORGE E. SIMS AND WIFE, ELLEN SIMS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HEATHER BROOKE GARRETT ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1911 Cedar Lane, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of MAY, 2002.

George E. Sims by Ellen Sims Attorney-in-fact — Ellen Sims

GEORGE E. SIMS, BY: ELLEN SIMS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

ELLEN SIMS

Davidson County DEEDWARR
Recvd: 05/16/02 08:36 3pgs
Fees:18.00 Taxes:962.00

20020516-0059997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 10th day of MAY, 2002.

My Commission Expires: 11-29-03

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLEN SIMS with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said GEORGE E. SIMS and is authorized by the said GEORGE E. SIMS to execute this instrument on HIS behalf.

Witness my hand, at Office, this 10th day of MAY, 2002.

My commission expires:
11-29-03

Notary Public



EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the A. B. Montgomery Lands, of record in Plan Book 1, page 22 of the Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point in southerly margin of Ellenway, or Cedar Lane, 76.0 feet east of the southeast intersection of said land and Hazelwood Avenue, the northwest corner of that part of Lot No. 1 conveyed to W. J. Flynn and wife, by deed of record in Book 1079, page 555, Register's Office for said county; thence southerly with Flynn's westerly line, 160.0 feet to a point in the northerly margin of a 15-foot alley; thence westerly with the northerly margin of said alley, 88 feet to a point in the easterly margin of Hazelwood Avenue; thence northerly with the easterly margin of Hazelwood Avenue, 160.0 feet, more or less, to a point in the southerly margin of said lane, the southeast corner of said lane and Hazelwood Avenue; thence eastwardly with southern margin of said lane, 76.0 feet to the point of beginning.

Being the same property conveyed to George E. Sims and wife, Ellen Sims by deed from David C. Cassel and wife, Suzanne Cassel of record in Book 8423, page 753, said Register's Office.

Being the same property conveyed to George E. Sims and wife, Ellen Sims by deed from David C. Cassel and wife, Suzanne Cassel of record in Book 8423, page 753, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1, page 22, said Register's Office.