**Retui ı to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 05/22/02 13:05 2pgs
Fees:13.00 Taxes:499.50
20020522-0062427

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (SK) Title No: 43496

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Louis S. Becker Lenora Becker 700 Mt. Carmel Pl. Nashville, Tennessee 37205	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans P. O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 129-11-0-A 700.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace E. Sims**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louis S. Becker and spouse, Lenora Becker** 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:**

A Condominium Apartment in Davidson County, Tennessee created upon a leasehold Estate, being Unit No. 700 of The Cloister at St. Henry, Phase IC, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" of record in Book 6675, page 173, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard B. Sims and wife, Grace E. Sims, by deed from Dorothy J. Beesley an unmarried person of record in Book 10279, page 774, Register's Office for Davidson County, Tennessee. The said Richard B. Sims has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Book 6675, Page 173, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6675, page 173, Book 6675, page 226, Book 7590 page 273, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Subject to the Terms and conditions of a Ground Lease of record in Book 6596, page 608, said Register's Office; Subject to a Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office.

This is improved property, known as: 700 Mt. Carmel, Nashville, Tennessee ~~37215~~ 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 20th day of May, 2002 .

Grace E. Sims

Grace E. Sims

State of TENNESSEE
County of KNOX

On this 20th day of May, 2002 , before me the undersigned authority, personally appeared **Grace E. Sims** , 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: Oct. 22, 2005

Notary

State of TENNESSEE
County of KNOX

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $135,000.00

Affiant

Sworn and subscribed before me this ~~20th~~ 22nd day of May, 2002

My Commission Expires: 10-25-2003

Notary Public

JUDY F. COHEN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.