07

Realty Title 484

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

Russell Sims

Affiant

Subscribed and sworn to before me this 2nd day of July, 2002.

Carol R Rivers

Notary Public
My commission expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMMISSION NOVEMBER

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Russell Sims	1st Trust Bank For Savings	071-12-0290.00
1607 Lischey Avenue	P.O. Box 17257	
Nashville TN 37207	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mutual Contractors, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Russell Sims**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of part of Lot 4 of the William White Lands, of record in Plat Book 4060, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Mutual Contractors, LLC by deed from Roberta Parker of record in Instrument No. 20020516-0060092, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1607 Lischey Avenue, Nashville, TN 37207.

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Davidson County DEEDWARR
Recvd: 07/09/02 09:32 2pgs
Fees:13.00 Taxes:236.80
20020709-0082217

WITNESS my hand this 2nd day of July, 2002.

Mutual Contractors, LLC

By: _____
Janet K. Shands
its Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Janet K. Shands**, 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 a Member of Mutual Contractors, LLC, the within named bargainor, and that he is authorized by Mutual Contractors, LLC to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 2nd day of July, 2002.

_____
Notary Public

My Commission expires 11/30/04

