RECORD AND RETURN TO:
~~SATURN AND MAZER~~
~~212 THIRD AVE. N., NASHVILLE, TN 37201~~
~~(SP)41015~~

Smith, Sholar, Associates
P.O. Box 663
Gallatin, TN 37066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/02 10:31 2pgs
Fees:13.00 Taxes:506.90
20020725-0089259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 26th DAY OF JUNE, 2002.

Brenda Vick
Notary Public

MY COMMISSION EXPIRES: 1-18-06

BRENDA VICK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
ERICK SIMS and
ERIN SIMS
1000 Beech Bend Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL #
156-1-5

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, JEANNE M. MAIHAFER, A Widow**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICK SIMS and wife, ERIN N. SIMS**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 814 on the Plan of Harpeth Woods, Section Four, First Addition, of record in Plat Book 5200, Page 635, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Harry J. Maihafer and wife, Jeanne M. Maihafter by deed from Fox Ridge Company, of record in Book 6292, page 28, Register's Office for Davidson County, Tennessee. The said Harry J. Maihafer having since died.

Unimproved ( )
This is improved (x) property, known as **1000 Beech Bend Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

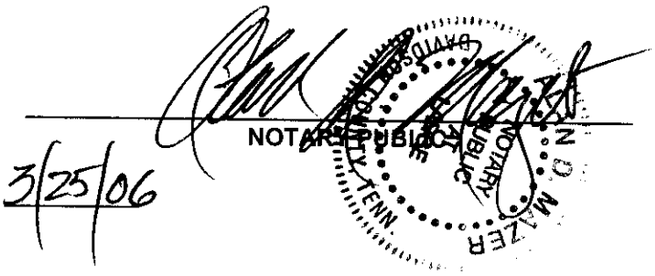
WITNESS MY HAND THIS 26 DAY OF JUNE, 2002.

Jeanne M Maihafer
JEANNE M. MAIHAFER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JEANNE M. MAIHAFER, A WIDOW, the bargainor, 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 and official seal at Nashville, Tennessee, this the 26 day of June, 2002.



NOTARY PUBLIC

My Commission Expires: 3/25/06