KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00.

Sonteneia Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2002.

Karen M. Tate
Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonteneia Sims, unmarried	Guaranty Trust Company	P/O 83-13-0-132.00
(NAME) 313 South 11th Street	(NAME) 640 Broadmor Blvd., Suite 100	
(ADDRESS) Nashville TN 37206	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DARNELL W. HOUFEK, UNMARRIED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SONTENEIA SIMS, UNMARRIED, hereinafter called the GRANTEES, her heirs 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 part of Lots Nos. 129-132, East Edgefield Plan, as shown by plat appearing of record in Plat Book 21, page 147, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said part of said Lot Nos. 129-132, being the Southerly 70 feet of the Westerly 35 feet of Lot No. 129, and the Southerly 70 feet of Lots No. 130, 131 and 132 on the Plan of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 129, 130, 131 and 132 fronts 70 feet on the Easterly side of South Street and runs back between parallel lines, with the northerly margin of alley, 185 feet to a proposed alley.

Being the same property conveyed to Darnell W. Houfek and wife, Doris D. Houfek by deed of record in Book 9537, Page 900, Register's Office for Davidson County, Tennessee; and being further conveyed and solely vested to Darnell W. Houfek by Final Decree of Divorce of record in Instrument No. 20020815-0098892, Register's Office for Davidson County, Tennessee.

All matters as shown on plat of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 313 South 11th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and Grantors covenant with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, her 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 our hands this 13th day of August, 2002.

Darnell W. Houfek

Darnell W. Houfek

Davidson County DEEDWARR
Recvd: 08/15/02 11:11 2pgs
Fees:13.00 Taxes:310.80

20020815-0098893

STATE OF Tennessee

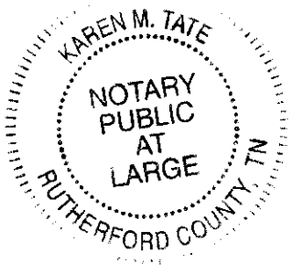
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Darnell W. Houfek who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of August, 2002.

Notary Public

My Commission Expires: 5-23-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130