02

Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

JAY M. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2002.

Notary Public
My commission expires: 5-28-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy E. Janota	The Bank of Nashville	148-13-043
3937 Creekside Drive	401 Church Street	
Nashville TN 37211	Nashville, TN 37219	

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, t he r eceipt of which is hereby acknowledged, **W. Randal Sims and Michael A. Sims, Devisees under the Will of Norma J. Sims**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy E. Janota and wife, Beth F. Janota**, hereinafter called the Grantees, their 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. 65, Locustwood, Section 5, of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel W. Sims and wife, Norma Jean Sims by deed from Continental Development Corporation, of record in Book 2799, page 179, Register's Office of Davidson County, Tennessee. Joel W. Sims subsequently died leaving Norma Jean Sims as surviving tenanty by the entirety. Norma Jean Sims a/k/a Norma F. Sims died testate and by Will of record in Probate File No. 02P-181, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to W. Randal Sims and Michael A. Sims.

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 3937 Creekside Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/04/02 09:14 2pgs
Fees:13.00 Taxes:414.40

20021104-0134728

WITNESS my hand this 30th day of October, 2002.

W. Randal Sims

Michael A. Sims

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **W. Randal Sims and Michael A. Sims, Devisees under the Will of Norma J. Sims**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, this 30th day of October, 2002.

Notary Public

My Commission expires: 5-28-06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003