BOK 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyson M. Hart (NAME)	SunTrust Mortgage, Inc. (NAME)	155-08-0-C
6875 Collinswood Drive (ADDRESS)	201 Fourth Avenue N/7th Floor (ADDRESS)	156.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mark E. Sims and wife, Jodi C. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alyson M. Hart and husband, Paul A. Hart

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:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Poplar Creek, Phase II, as of record in Book 6900, Pages 339-347 and as amended in Book 7900, Pages 888 and 889 and in Instrument No. 20010911-0098418, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark E. Sims and wife, Jodi C. Sims, by deed from Lee Chira and Williams C. Demetree of record in Book 9524, Page 474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 03/03/03 15:50 2pgs
Fees:13.00 Taxes:776.63
20030303-0027807

unimproved ( )
This is improved (X) property, known as 6875 Collinswood Drive, Nashville, TN 37221
(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, 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 our hand s this 27th day of February 2003

Mark E. Sims Jodi C. Sims by Mark E. Sims atty-in-fact

Mark E. Sims

Jodi C. Sims

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 Mark E. Sims

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February 2003.

Commission expires January 31, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of February, 2003, before me personally appeared Mark E. Sims to me known to be the person who executed the foregoing instrument in behalf of Jodi C. Sims as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Jodi C. Sims.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of February 2003.

My Commission Expires: January 31, 2004

Lee E. Cranford

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE