THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 03/28/03. Notary Public My Commission Expires: 11-25-2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: David L. Ott Karen C. Ott 5556 Hillview Drive Nashville, TN 37027	**Send Tax Bills To:** SouthTrust Mortgage Corporation 210 Wildwood Parkway, Suite 100 Birmingham, AL 35209	**Tax Information:** Map 160-9, Parcel 36

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Sims and wife Laura Mattingly Sims**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David L. Ott and wife, Karen C. Ott** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5556 Hillview Drive, Nashville, TN, 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of March, 2003.

Robert E. Sims

Laura Mattingly Sims

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert E. Sims and wife Laura Mattingly Sims**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th March, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 04/08/03 12:19 2pgs
Fees:13.00 Taxes:1535.50

20030408-0046384

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Three Oak Hill Estates as of record in Plat Book 4860, pages 3 thru 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Sims and wife, Laura Mattingly Sims by deed from Howard Hayes, a 2/3's 'tenant in common' interest and Jean Millsap, a 1/3 'tenant in common' interest, both unmarried of record in book 10881, page 869, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) All matters appearing on the Plan of record in Plat Book 4860, pages 3 thru 5, Register's Office for Davidson County, Tennessee.