Davidson County DEEDWARR
Recvd: 08/13/03 15:42 2pgs
Fees:13.00 Taxes:301.55

20030813-0116612

WARRANTY DEED

B-PFC-03-1623

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Julie Senecal
Affiant

Subscribed and sworn to before me this 31st DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04 (AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Senecal	Pinnacle Financial Corporation	
1623 Boscobel Street	(NAME) 1500 Lee Road	83-14-243.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Orlando, FL 32810	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH MARIE WILEE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE SENECAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being the westerly 50.0 feet of Lot No. 97 on the Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth Marie Wilee, unmarried, by Deed dated May 28, 1997 and filed for record on June 2, 1997 in Book 10474, Page 564, Register's Office for Davidson County, Tennessee. (Elizabeth Marie Wilee is now known as Elizabeth Sims).

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

* AKA Elizabeth Wilee Sims

unimproved ( )
This is improved (X) property, known as 1623 Boscobel Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of July, 2003.

Elizabeth Wilee Sims
Elizabeth Marie Wilee Sims

Gerald Wilee Sims
Gerald Wilee Sims

STATE OF Tennessee

COUNTY OF Davidson

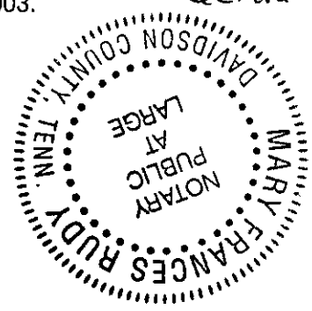
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that ~~Elizabeth Sims~~* personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * Elizabethmarie Wilkee Sims and Gerald Wilkee Sims

Witness my hand and official seal, this the 31st day of July, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903