Davidson County DEEDWARR
Recvd: 05/03/04 08:33 2pgs
Fees:13.00 Taxes:277.50

20040503-0049743

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
William L. Sims and wife. Darlene P. Sims 313 Willow Bough Lane Old Hickory, TN 37138	SAME	136-03-B-029.00

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, I, Harriet Kaye ~~Brown~~ Byrum hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William L. Sims and wife, Darlene P. Sims, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee being Townhouse No. 74, Building No. 26, and the garage therewith in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131 and Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Harriet Kaye Byrum from James J. Gilmer, unmarried by Warranty Deed dated February 28, 1997 and recorded on March 3, 1997 in Book 10365, page 432, said Register's Office for Davidson County, Tennessee.

This is improved property known as: 3880 Priest Lake Drive, Unit 74, Nashville, Tennessee 37217.

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 I do further covenant and bind myself, my 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. Whenever 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 15th day of April, 2004.

Harriet Kaye Byrum

Harriet Kaye Byrum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harriet Kaye Byram with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 15th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

William L. Sims
Affiant

Subscribed and sworn to before me this 15th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN