This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

Davidson County DEEDWARR
Recvd: 12/30/04 11:51 2 pgs
Fees:13.00 Taxes:1008.99
20041230-0154683

WARRANTY DEED

Address New Owner:
Angela F. Sims
4324 Shady Dale Road
Nashville, TN 37218

Send Tax Bills To:
Owner

Map-Parcel No.
058110A003.00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 272,700.00 .

Affiant

My Commission Expires:

August 3, 2005

Subscribed and sworn to before me this 23rd day of December, 2004.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JACK WAYNE WIESNER, d/b/a Wiesner Custom Homes** ("Grantor") by these presents does hereby transfer, sell and convey to ANGELA F. SIMS, unmarried, ("Grantee ") her heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Being Lot No. 3 on the plan of Section One, Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING part of the same property conveyed to Jack Wiesner, d/b/a Wiesner Custom Homes, by deed from SHH, LLC, a Tennessee limited liability company, of record as Instrument #20040322-0032078, Register's Office for Davidson County, Tennessee.

This is improved property known as 4324 Shady Dale Road, Nashville, Tennessee 37218.

This conveyance is subject to: Property Taxes for 2005 and subsequent years to the Davidson County Trustee; not yet due and payable; all matters found on the plan of record in Plat Book 9700, page 818, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to ANGELA F. SIMS, her heirs and assigns forever.

AND the Grantor does hereby covenant with ANGELA F. SIMS that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said ANGELA F. SIMS, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the ~~23rd~~ 22nd JW day of December, 2004.

GRANTOR:

Jack Wayne Wiesner, d/b/a
Wiesner Custom Homes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Jack Wayne Wiesner, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this ~~23rd~~ 22nd JW day of December, 2004.

My Commission Expires:

August 3, 2005

Notary Public

BARBARA S. LAMB NOTARY PUBLIC WILLIAMSON COUNTY TENN. AT LARGE