File Box 8

THIS INSTRUMENT PREPARED BY
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

DEBRA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $139,500.00.

Affiant

Sworn to and subscribed before me this 28 day of April, 2005.

Notary Public

My Commission Expires:

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ketsia B. Pierre	330 Summit Ridge Circle	Owner	131.05.0 B 330.00
330 Summit Ridge Circle	Nashville, TN 37215		CO 07DA 92215
Nashville, TN 37215			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-Nine Thousand Five Hundred and 00/100 Dollars ($139,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **DEANNA SIMMS, an unmarried person** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **KETSIA B. PIERRE, an unmarried person** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING Unit No. 330 in a Horizontal Property Regime of Four Seasons Condominiums, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master deed of record in Book 6841, Page 390, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "D" to said Master Deed. Reference is made to the Plan of Four Seasons Condominiums of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Deanna Simms, unmarried, by Warranty Deed dated January 28, 2002 from Michael T. Hurst and wife, Jemma S. Hurst, of record in Instrument No. 20020213-0019221, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever. And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2005 which are a lien but not yet due and payable to be paid by Grantee; the placement of units as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 392, Register's Office for Davidson County, Tennessee; the Plan of record in Book 5050, Page 30, Register's Office for Davidson

Davidson County DEEDWARR
Recvd: 05/02/05 12:35 2 pgs
Fees:13.00 Taxes:516.15
20050502-0048494

County, Tennessee; Easement Agreements of record in Book 6869, Page 157; Book 6869, Page 162; re-recorded in Book 6870, Page 966; Book 7776, Page 899; and Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee; Charter for Four Seasons Homeowner's Association of record in Book 6855, Page 917 and as amended in Book 8176, Page 697, Register's Office for Davidson County, Tennessee; Master Deed for Four Seasons Condominiums of record in Book 6841, Page 349 and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee; By-Laws of Four Seasons Homeowner's Association, Inc. of record in Book 6841, Page 376, Register's Office for Davidson County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway, and utility easements which lie on the premises.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set forth in T.C.A. § 66-27-101, et seq.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29 day of April, 2005.

Deanna Simms

DEANNA SIMMS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Deanna Simms,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 3-14-2009

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009