RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/10/05 08:24 2 pgs
Fees:13.00 Taxes:721.50
20050810-0094537

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th Day of July, 2005.

NOTARY PUBLIC

My commission expires: 5-23-09

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd Sims II 304 Edgview Drive Nashville, TN 3721	Same as New Owner	**147-010-177.00**

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety Five Thousand Dollars and Zero Cents ($195,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **C. Winfield Rich and wife, Ethelene Rich,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Lloyd Sims II, unmarried,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson,** Tennessee, and being further described as follows, to-wit:

Being Lot No 213 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 57, Register's Office for said County.

Said Lot No 213 fronts 89.53 feet on the northerly margin of Edgeview Drive and extends back 175 feet on the easterly line and 146.3 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to C Winfield Rich and wife, Ethelene Rich, by Deed from David S Zinn, dated 6-30-76, of record in Book 5042, Page 110, in the Register's Office for Davidson County, Tennessee. **Ethelene Rich now being deceased.**

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this 13th Day of July, 2005.

C Winfield Rich as attorney in fact Robert Rich

C. Winfield Rich

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Lloyd Sims II, being by me and duly sworn (or affirmed), 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 and seal, this 13th Day of July, 2005.

Notary Public

My commission expires: 5-23-09

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY