THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24598-08-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Joe R. Arnold 3915 Estes Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116-16-0-C Parcel No. 001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda M. Carroll Sims, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe R. Arnold** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3915 Estes Road, Nashville, TN 37215

William Scott Sims hereby joins in the execution of this instrument to convey any and all marital interest he may have in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of August, 2005.

Rhonda M. Carroll Sims

William Scott Sims

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rhonda M. Carroll Sims and William Scott Sims**, 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, at office, this 29th day of August, 2005.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 09/02/05 15:23 2 pgs
Fees:13.00 Taxes:1554.00

20050902-0106039

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Estes Chase, a horizontal property regime established by Master Deed, of record in BOok 6847, page 593, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed Rhonda M. Carroll, an unmarried person by deed dated 09/27/2001 from Gerald A. Reed, an unmarried person of record in Instrument No. 20011207-0134951, Register's Office for Davidson County, Tennessee. Rhonda M. Carroll having married and now being known as Rhonda M. Carroll Sims.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Estes Chase, of record in Book 6847, page 593, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3885, page 748, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of Exhibit "B" to Master Deed record as Book 6847, page 593, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6200, page 312, Register's Office for Davidson County, Tennessee.