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

Davidson County DEEDWARR
Recvd: 09/27/05 13:09 2 pgs
Fees:13.00 Taxes:564.25
20050927-0115992

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS September 19, 2005.

NOTARY PUBLIC

My commission expires: 11-22-08

LEEZA OSBORNE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

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
Melinda D. Hutchings 2326 Nashboro Blvd Nashville, TN 37212	New Owner	135-12-0-B-116.00 CO

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Two Thousand Five Hundred Dollars and Zero Cents ($152,500.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Walter L. Sims, unmarried ,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Melinda D. Hutchings** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being Lot 116, on the Plan of Horizontal property regieme Private Element Plat, Nashboro Villages at Fairway Pointe of record in Inst No 20020820-0100664, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate legal description.

This property known as 2326 Nashboro Blvd., Nashville, TN 37212

Being the same property conveyed to Walter Simms, unmarried , by Deed from NVR, INC, dated 10-16-03, of record in inst no 20031016-0153655, in the Register's Office for Davidson County, Tennessee.

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 September 19, 2005.

Walter L. Sims

Walter L. Sims,

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Walter L. Sims, unmarried** , 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 September 19, 2005.

Notary Public

My commission expires: 1/28/06

NOTARY PUBLIC AT LARGE