This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050701

Davidson County DEEDWARR
Recvd: 11/01/05 14:07 2 pgs
Fees:13.00 Taxes:377.96
20051101-0131998

Send Tax Bills To:
Birmingham BanCorp Mtg Corp.
6230 Orchard Lake Road Ste 280
West Bloomfield, MI 48322

New Owner is:
2929 Dunmore
Nashville, TN 37214

MAP: 96-10
PARCEL: 230.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bryan Scott Jones, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael Dwayne Sims,unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 385 on the Map of Cloverhill Section Seven, as of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No 385 fronts 95 feet on the south side of Dunmore Drive and runs bank between lines 178.5 feet on the west line and 127 feet on the east line to a dead line in the rear on which it measures 78.5 feet.

Being the same property conveyed to Bryan Scott Jones from Howard W. Anderson and George Anton by Warranty Deed recorded in Book 10429, page 907, Davidson County Register of Deeds.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BJJ
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of October, 2005.

GRANTOR:

Bryan Scott Jones

Bryan Scott Jones

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bryan Scott Jones unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of October, 2005.

BYLTHE BOND SALE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

My Commission Expires Nov 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $102,150.00.

Affiant

SWORN TO and subscribed before me this 28th day of October, 2005

NOTARY PUBLIC

My commission expires: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2006