Davidson County DEEDWARR
Recvd: 12/05/05 10:37 2 pgs
Fees:13.00 Taxes:477.30
20051205-0145652

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2005.

Notary Public
My commission expires: 11/22/08

07-0511-82460

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Benita Sims	Countrywide Home Loans, Inc.	162-02-0-206.00
4040 Coleridge Drive	3011 Armory Dr. Suite 120	
Antioch TN 37013	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ramona Swallows-Parish, now known as Ramona Swallows, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Benita Sims**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 188, on the Plan of Colewood Acres, Section 3, of record in Book 4175, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry L. Parrish, Jr. and wife, Ramona Swallow Parrish by deed from Gerald Allen Bailey and wife, Janet G. Bailey, dated February 21, 1986, of record in Book 6788, Page 712, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ramona Swallows-Parish by Quitclaim Deed from Harry L. Parrish, Jr., dated December 14, 1998, of record in Book 11256, Page 549, Register's Office for Davidson County, Tennessee. Pursuant to a Marital Dissolution Agreement and Final Decree, Docket No. 98D-2722, of record Davidson County Circuit Court Clerk's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4040 Coleridge Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is **unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.**

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

WITNESS my hand this 1st day of December, 2005.

Ramona Swallows-Parish Ramona Swallows

Ramona Swallows-Parish, aka
Ramona Swallows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ramona Swallows-Parish now known as Ramona Swallows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 1st day of December, 2005.

Deborah K. Devine

Notary Public
State of Tennessee at Large

My Commission expires: 11/22/08

Deborah K. Devine
State of Tennessee Notary Public
Davidson County