Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Return to
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027
B- 4832

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $98,900.00

Susan Duff
Affiant

Subscribed and sworn to before me, this 21st day of December, 2005.

Susan Duff
Notary Public
My commission expires: 1/10/08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

05-0512-62622

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Jamila O. Simmons 1318 Ardee Avenue Nashville TN 37216	New Owner	61-16-0-25[illegible]

[redacted]

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, Ricky L. Schultz, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jamila O. Simmons, unmarried , 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. 37 Block "D", on the Plan of Resubdivision of Sunnymeade, of record in Book 974, Pages 56 and 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricky L. Schultz, unmarried by deed from Dorothy M. Morris, widow, dated June 17, 1992, of record in Book 8656, Page 139, Register's Office for Davidson County, 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 1318 Ardee Avenue, Nashville, TN 37216.

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.

Davidson County DEEDWARR
Recvd: 12/28/05 14:11 2 pgs
Fees:13.00 Taxes:365.93
20051228-0155612

WITNESS my hand this 21st day of December, 2005.

Ricky L. Schultz

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky L. Schultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 21st day of December, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006