This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006040018

STATE OF TENNESSEE
COUNTY OF Williamson

Davidson County DEEDWARR
Recvd: 05/12/06 10:20 2 pgs
Fees:13.00 Taxes:695.60
20060512-0055875

The actual consideration or value, whichever is greater, is $188,000.00

Sworn to and subscribed before me this 10th day of May, 2006.

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

Affiant

Notary Public

Address of New Owner:

Heidi Sims
1313 Crestfield Drive
Nashville, TN 37211

Send Tax Bills to:

SAME

Map-Parcel Numbers:

172-12B-158 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tiffany L. Jones and husband, Derrick D. Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heidi Sims** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 415 on the Plan of Section Eight, Bradford Hills of record in Plat Book 7900, page 6 and Plat Book 7900, pages 387-388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tiffany L. Thompson and Derrick D. Jones, as joint tenants with full rights of survivorship by deed dated October 28, 1999 from Kevin E. Schwitters and wife, Kimberly Schwitters of record in Book 11723, page 683, Register's Office for Davidson County, Tennessee. The said Tiffany L. Thompson having since married and now being known as Tiffany L. Jones.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 7900, Page 6 and Plat Book 7900, Pages 387-388, Register's Office for Davidson County, Tennessee.

This is improved property known as **1313 Crestfield Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of May, 2006

Tiffany L. Jones

Derrick D. Jones

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Tiffany L. Thompson and Derrick D. Jones, as joint tenants with full rights of survivorship, the within named bargainor(s), 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 10th day of May, 2006.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007