THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03048

Davidson County DEEDWARR
Recvd: 05/16/06 10:13 2 pgs
Fees:13.00 Taxes:497.65
20060516-0057204

Property Address:
506 Selsey Court, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth E. Eddy, and Curtis Wayne Eddy**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **S. Marie Sims, as a Single person** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 17 on the Revised Plan of Wembley Downs, Section One, as shown by plat of record in Plat Book 7900, Page 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Phillips Builders, Inc., dated November 27, 1991, and recorded December 3, 1991, in the Register's Office for Davidson County, Tennessee, in Book 8499, at Page 550.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 26th day of April, 2006.

Elizabeth E. Eddy {Seal}

Curtis Wayne Eddy {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 26th day of April, 2006, before me, the undersigned officer, personally appeared Elizabeth E. Eddy and Curtis Wayne Eddy, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $134,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 26th of April, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
S. Marie Sims
506 Silsey Court
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
S. Marie Sims
506 Silsey Court
Hermitage, TN 37076
Tax Parcel ID#: 064-16-0-C-017.00-CO