RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/14/06 10:15 2 pgs
Fees:13.00 Taxes:457.17
20060614-0070688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,560.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2006.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KARMEN SIMS 1528 Meadow Bend Drive Madison, TN 37115	Same as new owner	MAP 52-08 PARCEL 161

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED SIXTY AND NO/100 ($123,560.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KENTON D. WESBY and wife, TANISHA L. WESBY,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **KARMEN SIMS, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 18 on the Plan of Meadow Bend Subdivision, Section 3, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan eference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Kenton D. Wesby and wife, Tanisha L. Wesby, by Warranty Deed from Dennis R. Autry, unmarried and Stephen H. Sullivan, of record in Instrument No. 2002-0502-0054151, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 6250, page 532; to any and all restrictive covenants of record the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 1528 Meadow Bend Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 23rd day of May, 2006.

Kenton D Wesby
KENTON D. WESBY

Tanisha L. Wesby
TANISHA L. WESBY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Kenton D. Wesby and Tanisha L. Wesby, 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 and seal, this the 23rd day of May, 2006.

Notary Public

My commission expires: 9/30/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027