Davidson County DEEDWARR
Recvd: 07/24/06 13:09 2 pgs
Fees:13.00 Taxes:690.05

20060724-0088805

WARRANTY DEED

B-REMAX-06-1407

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Jessica Talbott
Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2006.

Mandy Alsup
Notary Public

MY COMMISSION EXPIRES: 6/19/07
(AFFIX SEAL)

MANDY ALSUP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald W. Sims	Countrywide Home Loans INC.	
1407 Hemlock Avenue	(NAME) 2021 N. Gallatin Rd Ste 280	62-13-76.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON J. DORST, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD W. SIMS AND WIFE, ELIZABETH W. SIMS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 13 AND THE WESTERLY 50.0 FEET OF LOT NO. 20 ON THE MAP OF GEORGE I. WADDEY'S SUBDIVISION CALLED "RIVER BLUFF" AS OF RECORD IN BOOK 843, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 FRONTS 100.0 FEET ON THE EASTERLY SIDE OF HEMLOCK AVENUE AND TOGETHER WITH PART OF LOT NO. 20 RUNS BACK BETWEEN PARALLEL LINES 250.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JASON J. DORST, UNMARRIED BY WARRANTY DEED FROM DANNY KEITH ELLIS AND SHELIA J. PUGH, BOTH UNMARRIED, RECORDED ON THE 17TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031117-0167388, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 843, page 101, Register's Office for Davodsin County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1407 Hemlock Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 14th day of July, 2006.

Jason Dorst by Susan Edenfield attorney in fact
Jason J. Dorst

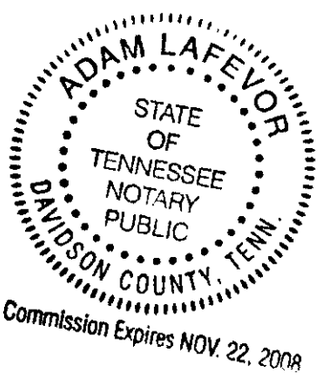
STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of July, 2006, before me personally appeared Susan Edenfield to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason J. Dorst, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Jason J. Dorst, unmarried.

Witness my hand and official seal, this the 14th day of July, 2006.

Notary Public

My Commission Expires:



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903