Davidson County DEEDWARR
Recvd: 05/17/07 08:30 2 pgs
Fees:13.00 Taxes:370.63

20070517-0058849

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

JUSTIN P. WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Hardy **376 Kingview Drive** **Nashville, TN 37218**	1st Magnus 603 Wilmot Tucson, AZ 85711	162-8 - 10.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Reginal T. Sims and husband Sharon D. Birdsong-Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Hardy and husband Wilfren Hardy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DavidsonTHI** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THIS PROPERTY IS KNOWN AS: 582 Tusculum Road, Antioch, TN 37013, Davidson County and described as follows:

Land Davidson County, Tennessee being Lot No. 143, on the Paln of Section 4-A, Hayes Park, of record in Book 4860, Page 39, Register's Office for said County. Said Lot No. 143 fronts 76.39 feet on the northwesterly margin of Kingview Drive and extends back 150.00 feet on the northwesterly line and 156.89 feet on the sothwesterly line to a dead line in the rear, measuring 58.94 feet thereon.

Being the same property conveyed to Reginal T. Sims and wife, Sharon D. Birdsong-Sims by Quitclaim Deed from Reginal T. Sims dated 01/09/04 and filed for record on 11/19/04 of record on Instrument # 200411190139083 said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **376 Kingview Drive, Nashville, TN 37218**
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 and assigns forever, and we do covenant with the said GRANTEES 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 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.

Witness our hands this 26th day of April, 2007.

Reginal T. Sims

Sharon D. Birdsong-Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Reginal T. Sims** and husband **Sharon D. Birdsong-Sims** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2007.

Commission Expires:

My Commission Expires JULY 22, 2009

Notary Public