[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Steve Delaney	New Owner	Map/Parcel -
P O Box 8007		064-16-C-14.00 CO
Hermitage, TN 37076		07-07-13059 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sterlon Marie Sims, being one and the same as S. Marie Sims, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Steve Delaney,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, Wembley Downs, Section One, Second Revision, as shown on plat of record in Plat Book 7900, page 301, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to S. Marie Sims by Warranty Deed from Glenda A. Pace and husband, Paul Pace, recorded the 6th day of July, 2005, in Instrument No. 20050706-0077151, Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on Plat of record in Plat Book 7900, page 301, said Register's Office.
2. Covenants, Conditions and Restrictions of record in Book 8304, page 623; Book 8447, page 633; Book 8587, page 268; Book 8646, page 529; and Book 8797, page 915, said Register's Office.
3. By-laws of Wembley Downs recorded in Book 8304, page 623 and Book 9522, page 349, said Register's Office.
4. Charter of Wembley Downs recorded in Book 8404, page 718, said Register's Office.
5. 2007 property taxes not due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 512 Selsey Court South, Hermitage, Tennessee and is not the residence of Grantor.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $135,900.00

Affiant

Subscribed and sworn to before me
this 23rd day of August, 2007

MY COMMISSION EXPIRES. September 19, 2009

My Commission Expires: _____

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/24/07 13:30 2 pgs
Fees:13.00 Taxes:502.83

20070824-0101701

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs successors and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth herein above.

And Grantor does further covenant and bind herself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of August, 2007

Sterlon Marie Sims by Melody Reeves her atty-in-fact
Sterlon Marie Sims

State of Tennessee
County of Davidson

On this 23rd day of August, 2007, before me personally appeared **Melody Reeves**, 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 **Sterlon Marie Sims** as her attorney in fact and acknowledged that she executed the same as the free act and deed of said **Sterlon Marie Sims**.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2007

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 19, 2009
My Commission Expires: _____