Davidson County DEEDWARR
Recvd: 09/19/07 16:15 2 pgs
Fees:13.00 Taxes:495.80
20070919-0112365

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Steven Todd Delaney	New Owner	Map/Parcel -
P O Box 8007		064-16-0C-017.00 CO
Hermitage, TN 37076		07-07-13076 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 **Steven Todd Delaney, a married person** (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. 17 Section 1, Revised Plan of Wembley Downs, as shown on plat of record in Plat Book 7900, page 296, revised 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 by Warranty Deed from Elizabeth E. Eddy and Curtis Wayne Eddy to S. Marie Sims, as a single person, as recorded on the 16th day of May, 2006 in Instrument No. 20060516-0057204 and Warranty Deed from Phillips Builders, Inc. To Elizabeth E. Eddy and husband, Curtis Wayne Eddy as recorded on the 3rd day of December, 1991, in Book, 8499, page 550, in the Register's Office of 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 7900, page 296, revised 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 9522, page 349, said Register's Office.
4. Charter of Wembley Downs recorded in Book 8404, page 718, said Register's Office.
5. Deed to Homeowners Association for Open Space recorded in Book 8405, page 408, said Register's Office.
6. Stormwater Detention Agreement recorded in Book 8313, page 669, said Register's Office.
7. 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: 506 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 $134,000.00

Affiant

Subscribed and sworn to before me
this 19th day of September, 2007

Notary Public

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

ROBERT JOHN NOTTOTTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heir and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of September, 2007.

Sterlon Marie Sims by Melody Reeves, Atty-in fact
Sterlon Marie Sims
By Melody Reeves, Attorney in fact

State of Tennessee
County of Davidson

On this 18th day of September, 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 18th day of September, 2007

Notary Public

My Commission Expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY