Davidson County DEEDWARR
Recvd: 07/03/08 13:47 2 pg
Fees:13.00 Taxes:323.75

20080703-0069084

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $87,500.00 (Eighty Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of June, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rickey J. Sims 1048 Heritage Drive Madison,TN 37115	Realty Mortgage Corporation 7000 Executive Center Drive, Ste 200 Brentwood, Tennessee 37027	042-11-0-A048.00CO

WARRANTY DEED

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, I/WE, **WILLIAM L. GOOLSBY AND WIFE CHRISTINA A. GOOLSBY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICKEY J. SIMS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

1. LAND in Davidson County, Tennessee, being Lot No. 1048, on the Plan of Section I, Second Addition, Heritage Village Condominium, as shown on plat of record in Plat Book 4955, page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

   Being the same property conveyed to William L. Goolsby and Christina A. Goolsby in Instrument 20060109-0002693, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1048 HERITAGE DRIVE** **MADISON,TN37115**

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. Whenever 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, this 30th day of June, 2008

William L. Goolsby

William L. Goolsby

Christina A. Goolsby

Christina A. Goolsby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William L. Goolsby and Christina A. Goolsby** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of June, 2008.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009