Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0395

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 91,000.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE16th day of July, 2009

Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:
Nancy Sims
420 Elm Street
Madison, TN 37115

SEND TAX BILLS TO:
Nancy Sims
420 Elm Street
Madison, TN 37115

MAP & PARCEL
043-13-0-384.00

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,

Primeco Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Sims, an unmarried woman

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

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 225 feet of Lot No. 41, Block "I" on the Plan of Forest Park Subdivision of record in Book 843, Page 44, Regsiter's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 50 feet on the southerly margin of Elm Street and extends back between parallel lines 225 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Primeco Properties, LLC, by QuitClaim Deed, from Yolanda Corbitt, f/k/a Yolanda Greenfield, of record in Instrument No. 20080818-0084317, Register's Office for Davidson County, Tennessee, dated January 3, 2008 and recorded January 18, 2008.

BILL GARRETT, Davidson County
Trans:T20090049347 DEEDWARR
Recvd: 07/22/09 09:37 2 pgs
Fees:13.00 Taxes:336.70
20090722-0068641

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 420 Elm Street Madison TN 37115.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th **day of** July **, 2009.**

Primeco Properties, LLC
By: Quincy Corbitt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Quincy Corbitt with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of Primeco Properties, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this 16th day of July 2006.

Notary Public Tracey Perry

Commission Expiration:
5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY