WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Samuel Sims Jr.
Affiant

Subscribed and sworn to before me, this 16th day of June, 2010

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20100036831 DEEDWARR
Recvd: 06/17/10 09:46 2 pgs
Fees: 13.00 Taxes: 188.70
20100617-0047055

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Sims Jr.	Regions Bank d/b/a Regions Mortgage	071-11
(NAME)	(NAME)	(MAP)
321 Edith Avenue	2050 Parkway Office Circle RCN 6	82
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37207	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Willliam Rex Wehrman and spouse, Laurel Paulus Wehrman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Samuel Sims Jr. and spouse, Bernice Sims, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the westerly 100 feet of the easeterly 300 feet of Lot Nos. 2 and 3, on the Map of Subdivision of Lot 6 of the William White Heirs Property, of record in Book 332, page 78, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said parts of Lot Nos. 2 and 3 fronts 100 feet on the northerly side of Edith Street and runs back 362 feet more or less on the easterly line 360-2/3 feet, more or less, on the westerly line to the southerly line of Lot No. 1, measuring 100 feet thereon.

Being the same property conveyed to Willliam Rex Wehrman and wife, Laurel Paulus Wehrman, by deed from Thomas Ray Farrell and wife, A. Maria Farrell, of record in Instrument 20071012-0121473, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 321 Edith Avenue, Nashville, Tennessee 37207

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 my/our hand(s) this 16th day of June, 2010.

Willliam Rex Wehrman

Laurel Paulus Wehrman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Willliam Rex Wehrman and Laurel Paulus Wehrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of June, 2010.

Notary Public

My Commission Expires: 9/3/2012

