This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds
Metropolitan Federal Building
230 Fourth Avenue North
Nashville, Tennessee 37219
(615) 259-4685

WARRANTY DEED

BOOK 7141 PAGE 304

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Ann Williams Seaver and James Matthew Williams c/o Betty O. Williams 836 Lakemont Nashville, TN 37220	Betty O. Williams 2705 Nolensville Road Nashville, TN 37211	119-9 PAR 54 &W

- -

The actual consideration or value, whichever is greater, for this transfer is $36,340.61.

Betty O. Williams
Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 19 day of February, 1987.

Notary Public

My Commission Expires: July 16, 1987.

- -

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of sufficiency of which is hereby acknowledged, I, **Betty O. Williams**, a widow, hereinafter called the "Grantor," have bargained and sold, and by these presents do transfer and convey unto **Ann Williams Seaver** and **James Matthew Williams,** hereinafter called the "Grantees," their heirs and assigns, certain tracts or parcels of land situated in Davidson County, State of Tennessee, described as follows:

TRACT #1:

Land in Davidson County, Tennessee, being Lot No. 9 in Thompson and Ring's Subdivision of Edenwold Park, a

plan of which is of record in Book 332, page 29, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the west side of Nolensville Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Betty O. Williams, a widow, by deed from Margaret L. Claiborne, a widow, and Kathleen Goodwin, a widow, of record in Book 5785, page 208, Register's Office for Davidson County, Tennessee.

TRACT #2:

Being Lot No. 10 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the westerly side of 4th Avenue South, or the Nolensville Road, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Betty Williams by deed from Buford P. McCord and Samuel H. McCord, of record in Book 4418, page 236, Register's Office for Davidson County, Tennessee.

TRACT #3:

Being Lot No. 11 of Edenwold Subdivision, of record in Book 332, Page 29, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the Westerly side of Nolensville Road, or Fourth Avenue, South, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Betty Odom Williams by deed from Nolen L. Wright and wife, Ora B. Wright, of record in Book 5377, Page 314, Register's Office for said County.

TRACT #4:

Land in Davidson County, Tennessee, being Lot No. 38 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park as of record in Book 332, page 29, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the easterly side of Caldwell Avenue, formerly Marshall Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Betty O. Williams, by deed from Phillip Saindon, Trustee, of record in Book 4631, page 76, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, **FOREVER**; and I do

covenant with the said Grantees that I am lawfully seized and possessed of said tracts or parcels of land in fee simple, have a good right to convey them, and the same are unencumbered with the exception of any instruments of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said tracts or parcels of land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever; **PROVIDED, HOWEVER**, said tracts or parcels of land is hereby conveyed on the condition that I, as Grantor, shall retain full possession and control thereof, and shall be entitled to receive any and all rents derived therefrom, for an during my natural life, it being my intention, as Grantor hereunder, to convey unto the Grantees a vested remainder interest in fee simple absolute in and to said tracts or parcels of land and to retain a life estate therein. BOOK 7141 PAGE 396

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 hand this 19 day of February, 1987.

FEB 19 2 42 PM '87
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
95291

Betty O. Williams
Betty O. Williams,
a Widow

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public of said County, Betty O. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of February, 1987.

Notary Public

My Commission Expires: July 18, 1987.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7141 PAGE 307

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30340.01- CANT.
131.04 CSTAX
.50 PRFEE
2.00 MISC
CHECK 134.14-
2198303/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:52.9 1:

IDENTIFICATION REFERENCE

FEB 19 2 42 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 47512