Box 52

BOOK 10582 PG 859

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nieta Babb (NAME)	Guaranty Trust Company (NAME)	50-15-155
3196 Qualynn Drive (ADDRESS)	726 South Church Street (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Shearon Lee Williams , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nieta Babb

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:

Tract 1

Being part of Lot No. 466 on the Plan of Parkwood Estates, Section 3, as recorded in Book 3300, Page 31, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northeasterly margin of Qualynn Drive, said point being the common corner of Lot No. 466 and 467; thence along Qualynn Drive with the boundary line of Lot No. 466 in a northwesterly direction 15.6 feet to an iron pin; thence S 62 deg. 25 mins. 31 secs. W 134.28 feet to a concrete monument, said monument being located on the common corner of Lots 466, 465 and 467; thence with the boundary line between Lot Nos. 466 and 467, S 50 deg. 21 mins. 49 secs. W 133.68 feet to the point of beginning.

Being that same property conveyed to Shearon Lee Williams by deed from Harold Tyus Dunn and wife, Josephine Dunn of record in Book 7765, Page 271, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 467, Section 3, Parkwood

CONTINUED

unimproved ( )
This is improved (X) property, known as 3196 Qualynn Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25th day of August 19 97

Shearon Lee Williams

Shearon Lee Williams

BOOK 10582 PG 860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shearon Lee Williams

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August 19 97.

Commission expires 12/16/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Estates as of record in Book 3300, Page 31, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Shearon L. Williams by deed from E. Mark Turner and Kimberly Price Turner of record in Book 6509, Page 930, said Register's Office.

This conveyance is subject to: 1) Taxes which have been prorated and assumed by Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Upon oath, Shearon Lee Williams warrants, covenants and certifies that he is one and the same person as Shearon L. Williams.

1279 08/27 0101 03CHECK 347.55

97 AUG 27 AM 9:04
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0341672
IDENTIF. # REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 861

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

CAMT 91500.00
CON TX 338.55
PRFEE 1.00
WDEED 8.00
TOTAL 347.55
CHECK 347.55
08/27/97 01 09:03 0001 1279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341672
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190794