This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

Instr:20000110000315B Page: 1 OF 2
REC'D FOR REC 01/10/2000 12:58:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $902.43

ADDRESS NEW OWNER:
Albert E. Williams et ux
108 Elmsford Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **172-5**
GROUP **A**
PARCEL **5.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kelly L. Molpus and wife, Angela T. Molpus** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Albert E. Williams and wife, Sue M. Williams**, 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 Lot No. 5 on the Plan of Oakmont Subdivision, Phase One, a P.U.D., of record in Book 7900, page 479, as amended in Book 7900, page 480, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Kelly L. Molpus and wife, Angela T. Molpus by deed from Wanna L. Cade, unmarried of record in Book 10516, page 927, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 108 Elmsford Court, Brentwood, Tennessee 37027.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WITNESS our hands this the 4th day of January, 2000.

Kelly L. Molpus

Angela T. Molpus

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kelly L. Molpus and wife, Angela T. Molpus**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of January, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $243,900.00.

Sue M. Williams
AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000