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This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/29/00 15:35 2pgs
Fees:11.00 Taxes:271.95
20001229-0127635

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronald E. Williams and Debra F. Williams 8336 Whites Creek Pike Joelton, Tennessee 37080	New Owners	61-4 / 79.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by **Ronald E. Williams and wife, Debra F. Williams**, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Deanna H. Baker, Executrix under the Will of Lucille Baker Quarles, deceased**, have bargained and sold, and by these presents do transfer and convey unto the said Ronald E. Williams and wife, Debra F. Williams, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 14, Block "3", Hayesboro Development Company's Hayesboro Subdivision, as of record in Book 1130, Page 47, Register's Office for said County.

SAID Lot No. 14 fronts 90 feet on the northerly side of Haysboro Avenue and runs back between parallel lines 175 feet to a dead line on which it measures 68 feet.

BEING the same property conveyed to Charles H. Quarles and wife, Lucille W. Quarles, by deed from Otto Buford Quinn, Jr. and wife, Barbara G. Quinn, of record in Book 3404, Page 327, Register's Office for Davidson County, Tennessee.

SUBSEQUENTLY, Charles H. Quarles having died in 1967 and title having vested in Lucille Baker Quarles as surviving tenant by the entirety. Lucille Baker Quarles having since died and devised said property to Billy A. Baker, Cheryl Baker Parker, Carol Ann Baker Palmer, Christine Baker Lehman, William Howard Emery, Calvin Lawrence Emery and Michael Joseph Baker by Will of record in Will Book 236, Page 169, Probate Court for Davidson County, Tennessee, subject to the power given to Deanna H. Baker, as Executrix, to sell and convey said property without the approval of any Court. The said Lucille W. Quarles and Lucille Baker Quarles were one and the same person.

This is improved property, known as 1305 Haysboro Avenue, Nashville, Tennessee 37216.

This conveyance is subject to all visible easements; easements of record and all matters and things shown on plat of record in Book 1130, Page 412.

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. As Executrix under the Will of Lucille Baker Quarles, deceased, I covenant with the said GRANTEES that as such Executrix I have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, as such Executrix, my successors, 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.

Whenever 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 15th day of December, 2000.

Deanna H. Baker
Executrix under the Will of
Lucille Baker Quarles, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deanna H. Baker**, the 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 and official seal at Madison, Tennessee, this 15th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 3-27-04

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE LEROY DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 73,500.00.

Sworn to and subscribed before me this 15th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 3-27-04

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE LEROY DAVIDSON COUNTY