Return to:
First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214
NO9779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00.

Deborah K. Hemmi
Affiant

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of May, 2001.

Notary Public

My Commission Expires: 1-25-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/15/01 15:06 2pgs
Fees:11.00 Taxes:310.43
20010515-0050370

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wauneen Williams
1139 Ardee Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Principal Residential Mortgage
375 Northridge Road, Suite 290
Atlanta, Georgia 30350

MAP-PARCEL NUMBERS:
061-15-0-089.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kendrick Austin Myatt and Dawn Suzanne Myatt** hereinafter referred to as Grantors, hereby transfers and conveys to **Wauneen Williams** hereinafter referred to as 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. 18 and the westerly 25 feet of Lot No. 19, Block "C", on the Plan of Re-Subdivision of Sunnymeade, of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lots.

Being the same property conveyed to Kendrick Austin Myatt and wife, Dawn Suzanne Myatt, by deed from Gregory Scott McPeak and wife, Kathryn Gail Baldwin of record in Book 9878, Page 309, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable..

The Plan of record in Plat Book 974, Page 56 and Page 57, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1139 Ardee Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 9th day of May, 2001.

Kendrick Austin Myatt by Cathy L. Myatt Atty-in-fact

Kendrick Austin Myatt

Dawn Suzanne Myatt by Cathy L. Myatt Atty-in-fact

Dawn Suzanne Myatt

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 Cathy L. Myatt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, she is the attorney in fact of Kendrick Austin Myatt and is authorized by Kendrick Austin Myatt to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2001.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

10/22/01

My Commission Expires

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 Cathy L. Myatt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, she is the attorney in fact of Dawn Suzanne Myatt and is authorized by Dawn Suzanne Myatt to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2001.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

10/22/01

My Commission Expires

03164-BW