RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40002** FILE BOX

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/01 10:19 2pgs
Fees:11.00 Taxes:529.10

20010703-0070415

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 143,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 29th DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES:

WANDA F. NOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~My Commission Expires~~ 10-9-2001

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ERIK CHRISTIAN NESS **2219 30TH Avenue** **Nashville, Tennessee 37212**	**CRESCENT MORTGAGE** **115 Perimeter Court Place** **Atlanta, GA 30347**	**104-14-63** **24W 4670**

FOR AND IN 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 **ANNE PLUMMER HALL WILLIAMS and her husband, JOHN P. WILLIAMS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIK CHRISTIAN NESS**

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 part of Lot No. 49 on the Plan of Bransford Realty Co. Subdivision of Westmoreland Place as of record in Plat Book 421, page 16, and being Lot No. 49 on the Plat of the resubdivision of Lot Nos. 49 and 50 according to a survey made by Harvey Gee, dated June 25, 1946, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Lot No. 49 fronts 50 feet on the westerly side of 30th Avenue South and runs back 230.5 feet on the northerly line and 222 feet on the southern line, to an alley measuring 50 feet thereon.

Included in the above description but excluded from this conveyance is all of that property conveyed by Mildred Rogers Dodd to the State of Tennessee for the use and benefit of the Department of Transportation by Warranty Deed dated July 22, 1974, and of record in Book 4837, page 427, in the Register's Office for Davidson County, Tennessee, which deed was amended by a Release of record in Book 5391, page 317, of the said Register's Office, to which two instruments reference is here made for a more complete description of the description of the land excepted from this Warranty Deed.

Being the same property conveyed to Anne Plummer Hall by deed from William Arthur Johnson and wife, Mildred Anne Johnson of record in Book 6944, page 947, Register's Office for Davidson County, Tennessee. The said Anne Plummer Hall having since married and is now known as Anne Plummer Hall Williams. The said John P. Williams, her husband, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **2219 30TH Avenue, Nashville, Tennessee 37212**
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 OUR HANDS THIS 29TH DAY OF JUNE , 2001.

X _____
ANNE PLUMMER HALL WILLIAMS

X _____
JOHN P. WILLIAMS

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 ANNE PLUMMER HALL WILLIAMS and husband, JOHN P. WILLIAMS , 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26 day of June, 2001.

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NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002