Davidson County DEEDWARR
Recvd: 12/19/01 09:48 3pgs
Fees:18.00 Taxes:745.61
20011219-0139906

THIS INSTRUMENT PREPARED BY:
SHARON LINVILLE
ATTORNEY AT LAW
203 EAST MAIN STREET
HARTSVILLE, TN 37074

SEND TAX BILLS TO ~~ANY~~ Bank of America, P.O. Box 9000, Getzville, NY 14068-9000
NEW PROPERTY OWNER ARE:

Denise S. Delicata, Henry J. Delicata & Matthew Delicata
706 Greeley Drive
Nashville, TN 37205

MAP: 104-11-0 PARCEL: 320.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred One Thousand Five Hundred Seventeen Dollars and Fifty Cents ($201,517.50), AND OTHER GOOD AND VALUABLE CONSIDERATION, ALL OF WHICH ARE HEREBY PAID AND SATISFIED IN FULL, WE, George Clay Williams and Susan W. Kerbo, have this day bargained and sold, and by these presents do hereby transfer and convey unto Denise S. Delicata, Henry J. Delicata & Matthew Delicata, their heirs and assigns, the following described tracts or parcels of land situated in the 1st Civil District of Davidson County, Tennessee, and more particularly described as follows:

House and lot generally described as 2403 Barton Avenue, Nashville, Tennessee 27212, being the same property conveyed to C.D. Williams and wife, Phoebe B. Williams, by Deed from Ardis C. Chandler and wife, Dell W. Chandler, of record in Book 3131, page 295, Office of the Register for Davidson County, Tennessee, the legal description is appearing in the said Deed is incorporated herein by reference.

The above description is identical to that description found in the previous Deed.

The lot is also described as Lot No. 53 on the Plan of Bransford Realty Companies Subdivision of Edgar Jones Home Place, of record in Book 421, page 7, said Register's Office.

This being that property conveyed to George Clay Williams and Susan W. Kerbo from C.D. Williams and wife, Phoebe B. Williams, dated July 26, 1995, and noted as Instrument No. 9742, page 413 in the Register's Office of Davidson County, Tennessee. C.D. Williams and wife, Phoebe B. Williams retained a life estate interest in this property. Phoebe B. Williams died. By way of Quitclaim Deed dated June 21, 2001, and of record in ~~Book~~ *____, ~~page~~ _____, Register's Office, Davidson County, Tennessee, C.D. Williams and Carrie Forkum conveyed any remainder interest in this property to George Clay Williams and Susan W. Kerbo.

*Instrument # 20011213-0137547

Possession with deed.

2001 taxes are to be prorated.

2002 and all subsequent taxes are the responsibility of the Grantees whose address is: 706 Greeley Drive, Nashville, TN 37205.

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

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Denise S. Delicata, Henry J. Delicata & Matthew Delicata, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2001 taxes, applicable zoning and building regulations, and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves and our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said Denise S. Delicata, Henry J. Delicata & Matthew Delicata, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS OUR HANDS this the 14th day of December, 2001.

George Clay Williams
GEORGE CLAY WILLIAMS

Susan W. Kerbo
SUSAN W. KERBO

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainers, GEORGE C. WILLIAMS AND SUSAN W. KERBO, 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 14TH day of December, 2001.

Joseph V. Farrell, Jr.
NOTARY PUBLIC

My Commission Expires: 7/24/04

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is 201,517.50 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.



Margaret S. Mitchell
AFFIANT

Subscribed and sworn to before me this the 14TH day of December, 2001.

Joseph V. Fennelly
REGISTER OR NOTARY PUBLIC

My Commission Expires: 7/24/01