PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Davidson County DEEDWARR
Recvd: 01/04/02 16:24 2pgs
Fees:13.00 Taxes:540.20

20020104-0001787

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **December, 2001** between **Charles Gary Williams and Rita F. Williams, husband and wife** , GRANTOR, and **Sherry L. Raber, a married woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 90 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 118.54 feet on the east side of Rolling River Parkway and runs back between lines 204.07 feet on the northerly line and 196.86 feet on the southerly line to a line in the rear measuring 82 feet thereon.

Being the same property conveyed to Charles Gary Williams and wife, Rita F. Williams by deed from Walter B. Williams and wife, Margie L. Williams in Book 4994, Page 90, dated 02/04/76 and recorded 02/04/76, Register's Office, Davidson County, Tennessee. THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictive Covenants of record in Book 4871,Page640 & amended in Book 4871,said Register's Office.
By-Laws of record in Book 4892,Page679,said Register's Office.
Declaration of CCR's of record in Book 4892,Page689said Register
Charter of record in Book4892,Page 670,said Register's Office.
Quitclaim for Common Areas of record in Book 5689,Page652, said Register's Office.
Subject to taxes for the year 2001 which have been prorated & assumed by Grantee(s)
The above legal description is identical to the one in previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Charles Gary Williams
Charles Gary Williams
Signature of Seller

Rita F. Williams
Rita F. Williams
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Charles Gary Williams and Rita F. Williams, husband and wife** , the within named 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, at office, this **19th** day of **December, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Sherry L. Raber
7346 Rolling River Pkwy.
Nashville, TN 37221

Property Address:

7346 Rolling River Pkwy.
Nashville, TN 37221

Person Responsible for Taxes:

Union Planters Bank, N.A.
P. O. Box 2282
Memphis, TN 38101-2282

Parcel #: 141-15/4

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$146,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

B/Rast
Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **December, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113