Davidson County DEEDWARR
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Fees:13.00 Taxes:465.28

20020605-0068366

WARRANTY DEED

WILLIAMS-H02226

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,750.00

Walter L Williams, Jr
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE N. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS:
Walter L. Williams, Jr. and wife Monique R. Williams	Countrywide Home Loans	13-02.128
(NAME)	(NAME)	
1450 Pawnee Trail	2021 North Gallatin Road, Suite 292	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL R. STOKES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WALTER L. WILLIAMS, JR. AND WIFE MONIQUE R. WILLIAMS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point marked with an iron pin in the westerly margin of Pawnee Trail, on the Map or plan of Nawakwa Hills, dated April 3rd, 1930, and recorded November 15th, 1930, in Book 843, Pages 36 and 37, of the Register's Office for Davidson County, Tennessee.

Said point of beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 703.7 feet, more or less, (northerly with the westerly margin of said Pawnee Trail) from the southwest corner, and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence South 51 degrees 48 degrees West 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to left (R-776') 41.9 feet to a point marked with an iron pin; thence North 48 degrees 42' East 150 feet, more or less to a point (marked with an iron pin) in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail 50 feet to the point of beginning.

Being the same property conveyed to Michael R. Stokes by deed from James B. Hardy, David Leo Crane and Carole B. Crane, C. W. Tidwell and H. S. Tidwell, recorded in Book 6580, page 413 of Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 1450 Pawnee Trail, Madison, Tennessee 37115
unimproved ( )
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 31st day of May, 2002.

Michael R. Stokes

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Stokes, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 31st day of May, 2002.

GEORGE N. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of May, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075