Davidson County DEEDWARR
Recvd: 09/12/02 15:09 3pgs
Fees:18.00 Taxes:333.00
20020912-0111451

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Juanita L. Williams 945 Bakers Rd Goodlettsville, Tn 37072	Same as New Owner	Map 42-12 Parcel 61

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY A. BUSH, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JUANITA L. WILLIAMS, a married woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 17 on the Map of W. W. Gray Lots at Madison, Tennessee, of record in Book 974, page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 100 feet on the southerly side of Melrose Avenue and extends back between parallel lines 150 feet to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to William T. Bush, Sr. and wife, Mary A. Bush, by deed from Ernest E. Russell and wife, Margaret M. Russell, of record in Book 2086, page 63, Register's Office for Davidson County, Tennessee. And, the said William T. Bush, Sr. a/k/a W. T. Bush died December 4, 1991 at which time the property became vested in his wife, Mary A. Bush, in fee simple.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 433 Charles Drive, Madison, TN 37115.

By her signature hereto, the said Mary A. Bush represents and warrants that all debts and obligations owing by William T. Bush, Sr. a/k/a W. T. Bush during his lifetime or by reason of his death, have been fully paid and satisfied.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 974, page 22, said Register's Office.

3. Subject to Sewer Easements of record in Book 6303, page 536, and Book 6303, page 539, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WILLIAM T. BUSH, JR. executes this Warranty Deed as Attorney-in-Fact for MARY A. BUSH under a Power of Attorney of record in Instrument Number 20011226-0141914, in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR
Mary A. Bush
William T. Bush Jr. Attorney in Fact
MARY A. BUSH, a single woman
BY: WILLIAM T. BUSH, JR., Attorney In Fact

"GRANTEE"
Juanita L. Williams
JUANITA L. WILLIAMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 11th day of September, 2002, before me, personally appeared WILLIAM T. BUSH, JR., to me known to be the person who executed the foregoing instrument on behalf of MARY A. BUSH, and acknowledged that he executed the same as the free act and deed of the said MARY A. BUSH.

WITNESS my hand, at office, this the 11th day of September, 2002.

Patsy C. Dawson
NOTARY PUBLIC

C. DAVIDSON
NOTARY
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA L. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 11th day of September, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
DAVIDSON

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Sworn to and subscribed before me, this the 11th day of September, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
DAVIDSON

My Commission Expires Dec. 6, 2005