WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/03 14:38 2pgs
Fees:13.00 Taxes:276.95

20030210-0018225

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever isgreater, for this transfer is $ 74,850.00

Affiant

Subscribed and sworn to before me, this the 2nd day of January, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
JOHN J. ROHTERT, JR.
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

mail to → THIS INSTRUMENT PREPARED BY: James C. Vance, Attorney, 237 Old Hickory Boulevard, Nashville, Tennessee 37221

Address of New Owner:
Mary Shawn Williams
5921 Carl Place
Nashville, TN 37209

Send Tax Bills to:
New Owner

Map/Parcel:
Map 91-6
Parcel 136

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John J. Rohtert, unmarried, the grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Shawn Williams, the grantee, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 51 on the Map of West Park Addition, as of record in Book 2330, page 39, Register's Office for Davidson County, Tennessee.

Said Lot fronts 51.1 feet on the east side of Carl Place and runs back between lines 154.3 feet on the north line and 102.3 feet on the south line to a dead line measuring 72.8 feet thereon.

Being the same property conveyed to John J. Rohtert, unmarried, by deed from Ronald Rivers and wife, Kathy L. Rivers and Charles Rivers and wife, Shirley Rivers, Dyanne Rivers Biggs and husband, Malcolm Biggs, Randall Rivers, unmarried, of record in Book11202, page 550, Registers Office of Davidson County, Tennessee.

This is improved real property, commonly known as: 5921 Carl Place, Nashville, Tennessee, 37209.

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, Grantees' heirs and assigns, forever.

And Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the property 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of January, 2003.

John J. Rohtert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John J. Rohtert, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2003.

NICHOLAS PERENICH
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JULY 30, 2005