Davidson County DEEDWARR
Recvd: 03/14/03 14:16 2pgs
Fees:13.00 Taxes:369.63
20030314-0034522

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2003.

Notary Public

My Commission Expires: 11-26-2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joan D. Williams
2422 Vale Lane
Nashville, Tennessee 37214

SEND TAX BILLS TO:

1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257

MAP-PARCEL NUMBERS:
073-120-080.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane Bryant, co-Executrix of the will of Mary Margaret Medlin, and Terry Rogers, co-Executrix of the will of Mary Margaret Medlin,** hereinafter referred to as Grantors, hereby transfers and conveys to **Joan D. Williams, a single woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 134 on the Revised Plan of Sunset View Section 1, of record in Book 2663, Page 28, Register's Office for said County.

Said Lot No. 134 fronts 105 feet on the north side of Vale Lane and runs back 279.7 feet on the east line and 275 feet on the west line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Frank Leon Medlin and wife, Margaret Lewis Medlin by Warranty Deed from E. Randall Phillips and wife, Louise T. Phillips of record in Book 2881, page 287, Register's Office for Davidson County, Tennessee.

The said Frank Leon Medlin predeceased Margaret Lewis Medlin, A.K.A. Mary Margaret Medlin. She having since died and by Will of record in Imaging Number 3503\645348 in the 7th Circuit Court, Probate Division for Davidson County, Tennessee, Case # 02P395, the said Mary Margaret Medlin directed and authorized Jane Bryant, co-Executrix, and Terry Rogers, co-Executrix, to convey said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2422 Vale Lane, Nashville, Tennessee 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of February, 2003.

X Jane Bryant, Co Executrix
Jane Bryant, Co-Executrix

Terry Rogers, Co Executrix
Terry Rogers, Co-Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Bryant, Co-Executrix of the Estate of Mary Margaret Medlin and Terry Rogers, Co-Executrix of the Estate of Mary Margaret Medlin, with whom I am personally acquainted and who acknowledged that they executed the within instrument in the capacity for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2003.

Notary Public

My Commission Expires: _____

DAVID SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

07491-BP