Box 13
# 5329

## WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~ April 15, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Helen James** | HELEN JAMES ~~Peoples Mortgage, Inc.~~ | **Map 136-13-A, Parcel 30.00 CO** |
| (NAME) **2761 Watersview Drive** | 2761 (NAME) WATERSVIEW Drive ~~53 Century Boulevard, #120~~ | |
| (ADDRESS) **Nashville, TN 37217** | (ADDRESS) 37217 **Nashville, TN ~~37214~~** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jack Williams Construction Company, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen James**, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 30 on the Final Plan of Watersview, a plat of which is of record in Instrument No. 20010515-0050286, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.**

Being part of the same property conveyed to Jack Williams Construction Co., Inc. By deed of record in Instrument NO. 20000216-0015501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 04/17/03 15:12 2pgs
Fees:13.00 Taxes:592.00
20030417-0051568

unimproved ☐
This is improved ☒ property, known as **2761 Watersview Drive, Nashville, TN 37217**
(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 **our hands** this. 21st day of March, 2003

**Jack Williams Construction Company, Inc.**

**By:** Jack Williams Pres,
**Jack Williams, President**

**Attest:**

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Williams, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of the Jack Williams Construction Co., Inc., a corporation, and that he/she as such President by signing the name of the corporation by himself/herself as President.

Witness my hand and seal at Antioch, Tennessee, this 21st day of March, 2003.

Commission expires:
1-29-05
ST

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public