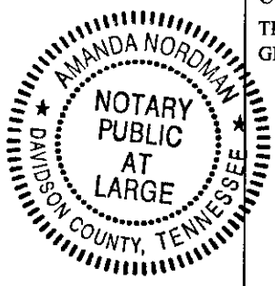
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/08/03 14:04 2pgs
Fees:13.00 Taxes:196.10

20030508-0062029

THIS INSTRUMENT WAS PREPARED BY & return to

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

D-0169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochford Realty and Construction Inc.	Rochford Realty and Construction Inc.	083-14-0-257.00
(NAME)	(NAME)	
2200 Abbott Martin Road	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Andrew W. Williams and wife, Florence E. Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rochford Realty and Construction Inc., 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:

Being Lot No. 68 on the Map of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew W. Williams and wife, Florence E. Williams by Warranty Deed from George Mills, unmarried, dated January 30, 1979, recorded in Book 5394, Page 989, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 319 South 17th Street, Nashville, TN 37206

(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 1st day of April, 2003.

Andrew W. Williams

Florence E. Williams

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 Andrew W. Williams and wife, Florence E. Williams 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 Brentwood, Tennessee this 1st day of April, 2003.

Commission expires: 1/29/05



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212