WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/03 09:35 2pgs
Fees:13.00 Taxes:377.40
20030516-0067030

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

RETURN TO: #643

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria J. Rowlett	FIRSTAR Home Mortgage	147-11-57
(NAME)	(NAME)	
510 Leeanne Drive	P.O. Box 742523	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45274-2523	
(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, Harmon Roy Williams JR. and Tammy Lynn Wilkins and Linda Futrell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria J. Rowlett, 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. 434 on the Plan of Whispering Hills, Section II-C of record in Book 2663, Page 67, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Harmon Roy Williams and wife, Zelma R. Williams, by Warranty Deed from Hallmark Construction Company, a Tennessee Corporation, of record in Book 3034, Page 211, Register's Office for Davidson County, Tennessee. The said Harmon Roy Williams having since died on February 2, 1992. The said Zelma R. Williams having since died on December 26, 2001 and by her last will and testament (Docket No. 02P-81) devised said property to her children, Harmon Roy Williams, Jr.; Tammy Lynn Wilkins and Linda Futrell.

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

unimproved ☐

This is improved ☒ property, known as 510 Leeanne Drive, Nashville, TN 37211
(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 my/our hand(s) this 30th day of April, 2003.

Linda Futrell

Harmon Roy Williams JR.

Tammy Lynn Wilkins

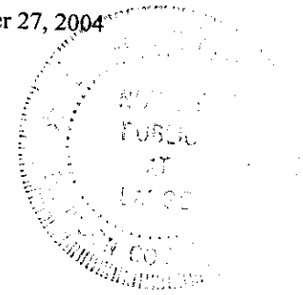
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harmon Roy Williams and Tammy Lynn Wilkins and Linda Futrell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2003.

Commission expires: November 27, 2004



Deborah K. Devine

Notary Public