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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 20360** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $69,000.00.<br>Affiant<br>Subscribed and sworn to before me, this May 19, 2003.<br>Notary Public<br>NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE<br>My Commission Expires: _____ |

# WARRANTY DEED

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|---|---|---|
| **Address New Owner:**<br>Justin S. Williams<br>101 General Jackson Lane<br>Hermitage, TN 37076 | **Send Tax Bills To:**<br>Suntrust Mortgage, Inc.<br>201 Fourth Ave. N., 7th Floor<br>Nashville, TN 37219 | **Tax Information:**<br>Map No.64.16<br>Parcel No. 101.00 CO<br>FB# 4D89702 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Williams and wife, Deborah Williams**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin S. Williams, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 General Jackson Lane, Hermitage, TN 37076

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this May 19, 2003.

Robert S. Williams

Deborah Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert S. Williams and wife, Deborah Williams**, 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, at office, this May 19, 2003.

Notary Public

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

My Commission Expires: _____

OR

Davidson County DEEDWARR
Recvd: 05/27/03 11:51 2pgs
Fees:13.00 Taxes:255.30

20030527-0071205

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101 in Building 1 on Lot No. 1 on the Plan of Jackson Meadows Phase 1 of record in Plat Book 6900, page 527, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jackson Meadows, a horizontal property regime established by Master Deed of record in Book 7433, page 236, amended in Book 7434, page 642, said Register's Office.

Being the same property conveyed to Robert S. Williams and wife, Deborah Williams by deed from First Security Bank of Tennessee of record in Book 9400, page 292, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictions of record in Book 7433, page 236, amended in Book 7434, page 642;
4) Charter of record in Book 5796, page 42, amended in Book 8205, page 138;
5) Easements of record in Book, page 358; and
6) All matters appearing on the Plan of record in Book 6900, page 527.