Davidson County DEEDWARR
Recvd: 06/05/03 15:38 1pgs
Fees:13.00 Taxes:351.13

20030605-0078066

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 102
NASHVILLE, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Melissa Lundyne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2003

Tina Nichols
Notary Public

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-26-04 RUTHERFORD COUNTY, TENNESSEE

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Williams **525 Eastboro Drive** **Nashville, TN 37209**	**SAME**	**91-13-90.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAG Doll Properties, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Williams

HEREINAFTER CALLED THE GRANTEE, ***HIS*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 30, on the Plan of E. T. Brown's Subdivision of an 18 acre tract of land on Charlotte Pike, of record in Book 332, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rag Doll Properties, LLC. by Deed of record as Instrument No. 20030124-0009939, Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **525 Eastboro Drive, Nashville, TN 37209**

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, his heirs*** and assigns forever, and ***we do*** covenant with the said ***GRANTEE*** 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, his*** 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 30th day of May, 2003

Toby G. Hildabrand
Toby G. Hildabrand, member

Sarah J. Hildabrand
Sarah J. Hildabrand, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tina Nichols, a Notary Public within and for the State and County aforesaid personally appeared Toby G. Hildabrand and Sarah J. Hildabrand with whom I am personally acquainted (or proved to me to be the person(s) herein named) and who upon their oath(s) acknowledged themselves to be the members of RAG DOLL PROPERTIES, LLC, the within named bargainor, and corporation, and that they as such members and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Toby G. Hildabrand and Sarah J. Hildabrand as such members, and attesting the same.

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

Commission Expires:

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-26-04 RUTHERFORD COUNTY, TENNESSEE

Tina Nichols
Notary Public: Tina Nichols