Return To: #21460
First Title & Escrow
2000 Richard Jones Road, #110
Nashville, TN 37215
File Box 9B

~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN04088

Davidson County DEEDWARR
Recvd: 08/25/03 15:05 2pgs
Fees:13.00 Taxes:806.60

20030825-0123184

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$218,000.00

Patricia Green
Affiant

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

Christina M. Read
Notary Public

MY COMMISSION EXPIRES:

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES T. WALKER	Suntrust Mortgage	**172-05-0-B-051.00 CO**
136 STERLING OAKS COURT	201 Fourth Avenue North, 7th floor	
BRENTWOOD, TN 37027	Nashville, TN 37219	

FOR AND IN 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,

MORTON K. WILLIAMS AND WIFE, DORIE M. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. WALKER AND WIFE, YVONNE T. WALKER

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. 51 on the Plan of Sterling Oaks, Phase 1, of record in Plan Book 9700, Page 770, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Subject to Declaration of covenants, conditions, and restrictions of the record in Book 10951, page 547; Charter for Sterling Oaks Homeowners' Association, Inc., of record in Book 10951, page 540; items as shown on a survey of record in Book 4600, page 99, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Morton K. Williams and wife, Dorie M. Williams, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, dated June 25, 1999 and recorded July 1, 1999 in Book 11552, page 910, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **136 STERLING OAKS COURT, BRENTWOOD, TN 37027**
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 15th day of AUGUST, 2003.

Morton K. Williams
MORTON K. WILLIAMS

Dorie M. Williams
DORIE M. 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 MORTON K. WILLIAMS AND WIFE, DORIE M. WILLIAMS the bargainors 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 Brentwood, Tennessee, this 5th day of AUGUST, 2003.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public