07

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 09/12/03 07:59 2pgs
Fees:13.00 Taxes:329.30

20030912-0133892

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica T. Williams	Bank of America, N.A.	118-02-0-151.00
821 Horner Avenue	P.O. Box 17404	
Nashville TN 37204	Baltimore, MD 21297-1404	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Niki L. Johnson, now Jackson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica T. Williams and husband, Michael S. Williams, hereinafter called the Grantees, their successors 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. 53 on the Plan of Kirkwood Heights, Section No. 4, of record in Book 1130, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Niki L. Johnson, a single person, by deed from Mary Helen Banks, unmarried, of record in Book 9197, Page 635, Register's Office for Davidson County, Tennessee. Niki L. Johnson having since married and now being known as Niki L. Johnson Jackson.

Subject property is not the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 821 Horner Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of September, 2003.

Niki L. Johnson Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Niki L. Johnson Jackson, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 4th day of September, 2003.

Notary Public

My Commission expires 03/14/05