Davidson County DEEDWARR
Recvd: 11/06/03 08:15 2pgs
Fees:13.00 Taxes:414.03
20031106-0162753

This instrument prepared by:
L. Broner McCoy, Atty
102 N. Main
Ashland City, TN 37015

Kirk D. Farrell and
Brenda J. Ronsen

New Owner -
To: James Brian Williams,
633 Vinson Dr.
Nashville, TN 37217

Map & Parcel 134-2-4

Send Tax Bills To: America's Wholesale lender
4500 Mt Granada
Calabasas, Ca 91302

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, KIRK D. FARRELL AND BRENDA J. ROSEN, Grantors herein; have bargained and sold and by these presents does transfer and convey unto JAMES BRIAN WILLIAMS, grantee herein, his heirs and assigns, the following described property:

Land in Davidson County, Tennessee, Being Lot No. 53 on the Plan of Curreywood Acres Subdivision, Section 1, as of record in Book 2133, ages 109-110, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 115.50 feet on the northerly margin of Vinson Drive and runs 424.6 feet on the westerly line and 402.50 feet on the easterly line to a dead line, measuring 117 feet thereon.

Being the same property conveyed to Kirk D. Farrell, and wife, Brenda J. Farrell by Deed from, Timothy W. Burns, Patricia Ann Burns, and Marc de Jaeger, of record in Book 11407, page 190, Register's Office of Davidson County. Brenda J. Farrell is now know and is same person as Brenda J. Ronsen.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. Grantors, does covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered unless otherwise herein set forth. It does further covenant and bind itself and it successors and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, KIRK D. FARRELL AND BRENDA J. ROSEN, have caused this instrument to be executed, this the 30th day of October, 2003.

KIRK D. FARRELL

BRENDA J. ROSEN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, KIRK D. FARRELL AND BRENDA J. ROSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this the 30th day of October, 2003.

My commission Expires: 10/23/06

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, BRENDA J. ROSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and further acknowledged that she is one and the same person as BRENDA J. FARRELL.

WITNESS my hand, at office this the 30th day of October, 2003.

My commission Expires: 10/23/06

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $111,900.00.

GRANTEE

SWORN to and subscribed before me
This the 30th day of October, 2003.

My commission Expires: 10/23/06

NOTARY PUBLIC