WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/03 14:02 2pgs
Fees:13.00 Taxes:425.50

20031113-0166223

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Shirley A. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2003

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-25-2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY AT

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley A. Williams (NAME)	SAME AS NEW OWNERS (NAME)	13
and spouse James Douglas Williams		PARCEL 40
712 Tuckahoe Drive (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Agnes Colombo by and through her Attorney-in-Fact, Carolyn Tompkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley A. Williams and spouse, James Douglas Williams

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. 9 on the Plan of Kemper Heights, Section IV, as of record in Book 2854, Page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Angelo Colombo and wife, Agnes Colombo by Warranty Deed from Leonard Davidson and Harold W. Vandercook of record in Book 2996, Page 585, Register's Office for Davidson County, Tennessee. The said Angelo Colombo having since died.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2960, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF KEMPER HEIGHTS, SECTION IV, AS OF RECORD IN BOOK 2854, PAGE 65, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO SEWER EASEMENT IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5587, PAGE 481, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 712 Tuckahoe Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of November, 2003

Agnes Colombo
Agnes Colombo
By: Carolyn Tompkins, Attorney-in-Fact
Carolyn Tompkins, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Agnes Colombo~~ Carolyn Tompkins, to me known to be the person who executed the foregoing instrument on behalf of Agnes Colombo, and acknowledged that she executed the same as the free act and deed of the said Agnes Colombo.

~~the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that xxx executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Madison, Tennessee, this 13th day of November, 2003.

Commission expires 3/25/2006

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 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, executed 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 _____, _____.

My commission expires _____

Notary Public