THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David Michael Williams, et ux 102 Meadow Court Hendersonville, TN 37075	Same as New Owner	Map 18-16 Parcel 202

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LESLIE M. CLENDENIN and wife, MARGERY M. CLENDENIN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DAVID MICHAEL WILLIAMS and wife, SANDRA GAIL WILLIAMS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Tinnon Place Subdivision as of record in Plat Book 5800, page 79, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Donald R. Carver, Tennessee No. 271, dated June 20, 1982, as follows:

SAID Lot No. 2 fronts 121.65 feet on the northerly side of New Brick Church Pike and runs back between lines 113.63 feet on the easterly line and 115.12 feet on the westerly line to a dead line in the rear upon which it measures 122.13 feet thereon.

BEING the same property conveyed to Leslie M. Clendenin and wife, Margery M. Clendenin, by deed from Porter & Glasscock of record in Book 8216, page 130, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 107 New Brick Church Pike, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 5800, page 79, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/05/03 09:09 2pgs
Fees:13.00 Taxes:654.90
20031205-0174960

3. Subject to an easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4364, page 151, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LESLIE M. CLENDENIN

MARGERY M. CLENDENIN

"GRANTEES"

DAVID MICHAEL WILLIAMS

SANDRA GAIL WILLIAMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE M. CLENDENIN and wife, MARGERY M. CLENDENIN, and DAVID MICHAEL WILLIAMS and wife, SANDRA GAIL WILLIAMS, 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, at office, this the 1st day of December, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of December, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005