Davidson County DEEDWARR
Recvd: 01/30/04 13:35 2pgs
Fees:13.00 Taxes:207.20

20040130-0011928

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Roger Elder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Elder	COUNTRYWIDE HOME LOANS, INC.	MAP 47
5478 Old Hickory Boulevard	2021 N. Gallatin Road Suite 292	
Ashland City, Tennessee 37015	Madison, TN 37115	PARCEL 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Six Thousand dollars and Zero cents ($56,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ray S. Williams and wife, Karen M. Williams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger Elder, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 1 on the Plan of the Steve Williams Property of record as Instrument No. 20010814-0087408 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ray S. Williams and wife, Karen M. Williams, by deed from Christine M. Papan, unmarried, of record as Instrument No. 20021205-0150166 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 5478 Old Hickory Boulevard, Ashland City, TN 37015

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 28th day of January, 2004.

Ray S. Williams

Karen M. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Ray S. Williams and Karen 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 Nashville, Tennessee this 28th day of January, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

