McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 02/23/04 10:33 2pgs
Fees:13.00 Taxes:451.03
20040223-0020162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $121,900.00

Affiant

Subscribed and sworn to before me, this 9th day of February, 2004.

Notary Public

My commission expires: _____

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer A. Baird	**America's Wholesale Lender**	**83-4-242**
2600 Carter Avenue	**750 Old Hickory Blvd., #180**	
Nashville, Tennessee	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mark S. Williams and Pamela C. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer A. Baird

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 403 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, page 86, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

According to records filed in the Register's Office for Davidson County, Tennessee, Mark S. Williams and wife, Pamela C. Williams have owned this property since December 20, 1996.

Being the same property conveyed to Mark S. Williams and wife, Pamela C. Williams, by Warranty Deed, from Robert E. Moore, Jr., of record in Book 10301, page 732, dated December 20, 1996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 2083, page 86, Register's Office for WILLIAMSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 2275, page 179, Register's Office for WILLIAMSON County, Tennessee.
3. Proof that Mark S. Williams, seller, is not the same Mark S. Williams assessed with Federal Tax Liens of record in Book 9407, page 571; Book 9753, page 490; Book 9753, page 491; Book 10021, page 32; Instrument No. 20020403-0040627; and Instrument No. 20020510-0058064, Register's Office for WILLIAMSON County, Tennessee.
4. Any and all visible easements lying on or across the property.

This is improved (x) ~~unimproved~~ ( ) property known as 2600 Carter Avenue, Nashville, Tennessee.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 19th day of February, 2004.

Mark S. Williams

Pamela C. Williams
by Mark S. Williams, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mark S. Williams and Pamela C. Williams, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2004.

Notary Public

My Commission Expires: 10/31/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark S. Williams**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Pamela C. Williams** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Pamela C. Williams**, and is authorized by **Pamela C. Williams** to execute this instrument on her behalf.

Witnesseth this the 19th day of February, 2004.

My commission expires: 10/31/04

Notary Public