This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/23/04 15:25 2pgs
Fees:13.00 Taxes:540.20
20040423-0046656

ADDRESS NEW OWNER:

Luther J. Williams
Theresa G. Williams
228 Wildgrove Court
Antioch, TN 37013

SEND TAX BILL:

Guaranty Residential Lending
9005 Overlook Boulevard
Brentwood, TN 37027

MORTGAGEE:
Guaranty Residential Lending
9005 Overlook Boulevard
Brentwood, TN 37027

MAP AND PARCEL:
Map 176-5-B
Parcel 27 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy J. Sullivan and wife, Ligia I. Sullivan**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Theresa G. Williams and husband Luther J. Williams**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, pages 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Timothy J. Sullivan and wife, Ligia I. Sullivan, by Special Warranty Deed from Bankers Trust Company of California, N.A. as Custodian or Trustee, by and through its Attorney-in-Fact, Advanta Mortgage Corp., of record in Instrument No. 20010201-0009944, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 228 Wildgrove Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23 day of April, 2004.

Timothy J. Sullivan

Ligia I. Sullivan

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Timothy J. Sullivan and Ligia I. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23 day of April, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

AFFIANT

Subscribed and sworn to before me
this 23 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007