Davidson County DEEDWARR
Recvd: 04/26/04 12:58 2pgs
Fees:13.00 Taxes:111.00

20040426-0047109

OWNER:

Joe A. Williams
1450 Bell Road
Watertown, TN 37184

THIS INSTRUMENT PREPARED BY:

Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37098

SEND TAX BILLS TO:
owner

Map 95-3 Group ____ Parcel 62 M.P.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan S. Alsup**, hereinafter called the Grantor(s), have bargained and sold my **one-half (½) undivided interest**, and by these presents do transfer and convey unto **Joe A. Williams**, hereinafter called the Grantee(s), his 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. 139 on the Map of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said lot fronts 96.5 feet on the east side of Blue Hills Drive and runs back between lines, 180 feet on the north line and 126.7 feet on the south line, to a dead line in the rear, on which it measures 110.8 feet.

Being the same property conveyed to Lydia Bell Sanders by deed from John Robert Byram, et al, dated January 12, 1967 of record in Book 4092, Page 729, Register's Office, Davidson County, Tennessee.

Lydia Bell Sanders died testate January 20, 2004. Her estate was probated February 12, 2004, in the Probate Court for Wilson County, Tennessee. The beneficiaries of the herein conveyed property are Joe A. Williams, Susan S. Alsup and Amanda E. Williams. Amanda E. Williams predeceased Lydia Bell Williams. Joe A. Williams is the sole heir at law of Amanda E. Williams.

This is improved property known as 209 Blue Hills Drive, Nashville, TN 37214. POSSESSION IS TO BE GIVEN ON DATE OF DEED. PROPERTY TAXES FOR THE YEAR 2004 TO BE PAID BY grantee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe A. Williams, his heirs and assigns, forever; and I, Susan S. Alsup 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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 our hands this the 8 day of ~~March~~ April 2004.

Susan S. Alsup

Susan S. Alsup

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susan S. Alsup the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at office, Tennessee, this the 8 day of ~~March~~ Apr 2004.

Margie Willis

NOTARY PUBLIC

MARGIE WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: May 30, 2007

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

Susan Alsup

AFFIANT

Subscribed and sworn to before me
this 8 day of ~~March~~ Apr 2004

Margie Willis

NOTARY PUBLIC

MARGIE WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: May 30, 2007