After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/06/04 08:01 2pgs
Fees:13.00 Taxes:647.13
20040706-0079543

W & I Ref:(_____) Title No: 45507
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Angela B. Foster Janice Renee Mackin 127 43rd Ave. North Nashville, TN 37209	Columbia National Incorporated ~~SAME~~ 520 Broadhollow Road Melville, NY 11747

TAX MAP-PARCEL NUMBERS: 103-08-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steve J. Williams, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela B. Foster and Janice Renee Mackin, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of C.H. Tritschler's Subdivision of Lots Nos. 347-348 and a part of Lot No. 349 on the Plan of West Lawn Subdivision of record in Book 843, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet more or less on the westerly margin of 43rd Avenue North and extends back 175 feet on the southerly line and extends back from the westerly margin of 43rdAvenue North being the northeasterly corner of said property south 83 deg. 44' west 113 feet; thence south 85 deg. 41' 46" west 62.21 feet, as established by Chancery Court Order filed in the Chancery Court for Davidson County, Tennessee, in File No. 80-630-III, to the easterly margin of 44th Avenue North being a dead line in the rear, measuring 50 feet more or less, being described from a survey by John Kohl & Company, P.C., Tennessee No. 100, dated August 12, 1986.

Being the same property conveyed to Steve J. Williams by deed from Jerry L. Smith, unmarried of record in Do. No. 20020415-0046324, Register's Office for Davidson County, Tennessee.

Rachel Williams, spouse of Steve J. Williams joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; all matters shown on the Plan, with Owner's Certificate, of record in Plat Book 843 Page 51, said Register's Office.

This is improved property, known as: 127 43rd Ave. North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2004.

Steve J. Williams **Rachel Williams**

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2004 , before me the undersigned authority, personally appeared Steve J. Williams and Rachel Williams , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2004

My Commission Expires: _____

NOTARY PUBLIC AT LARGE ... Y D. CRAIG ... HAM COUNTY, TENN.

My Commission Expires FEB. 10 , 2008

Notary Public

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