Davidson County DEEDWARR
Recvd: 08/04/04 15:29 2pgs
Fees:13.00 Taxes:573.13

20040804-0093870

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No. G4-2106

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nancy E. Williams and Dustin Art Williams, wife and husband
(NAME)

570 Joyce Lane
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37216
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

New South Federal Savings Bank
(NAME)

210 Automation Way
(STREET ADDRESS)

Birmingham, Alabama 35210
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
61-1-17.01

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ernest C. Dearman and Geraldine C. Dearman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy E. Williams and Dustin Art Williams, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of the easterly one-half of Lot No. 3 on the unrecorded Subdivision of a tract of land conveyed by Sue S. Cloyd to T.H. Wilhoit, by deed of record in Book 782, Page 798, Register's Office for said County, described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated December 16, 1960, as follows:

BEGINNING at an iron stake in the southerly margin of Joyce Lane in the dividing line between Lots Nos. 2 and 3 on said Plan; thence with the line between said lots, south 2 deg. 30' west 323.08 feet to an iron stake; thence south 81 deg. 11' west 132.94 feet to an iron stake in the westerly line of the property conveyed to Robin Ison Bradford and wife, by deed of record in Book 1452, Page 341, said Register's Office; thence with said line, north 2 deg. 11' east 296 feet to an iron stake in the southerly margin of Joyce Lane; thence with the margin of the same, easterly, along a slight curve, 143.2 feet to the point of beginning.

Being the same property conveyed to Ernest C. Dearman and wife, Geraldine C. Dearman, by Deed dated August 28, 1970 from Jerry A. Rittenberry and wife, Anne L. Rittenberry, of Record in Book 4442, Page 194, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 570 Joyce Lane, Nashville, TN 37216.

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, their heirs and assigns, forever, and we do covenant with 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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of July, 2004.

Ernest C. Dearman

Geraldine C. Dearman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ernest C. Dearman and Geraldine C. Dearman, husband and wife, the bargainor~~(s), 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 and official seal, this 30th day of July, 2004.

Commission expires 3/25/07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2004.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282