WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/04 14:21 2 pgs
Fees:13.00 Taxes:637.88
20040817-0099405

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH** DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2007~~ 8/20/07

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ervin Small	**Chase Manhattan Mortgage Corp.**	**149-10-0 119.00**
(NAME)	(NAME)	
5113 Countryside Drive	**P.O. Box 47020**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Doraville, GA 30362**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jack Williams Construction Co., Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ervin Small, a single man**, 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 Lot No. **2** on the Plan of **Pebble Trial**, of record in Instrument No. **20011211-0136419**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Jack Williams Construction Co., Inc.** by deed of record in Instrument 20000619-0060726, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5113 Countryside Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 **our hands** this **11th day of August, 2004**.

Jack Williams Construction Co., Inc.

By: Jack Williams

Attest:

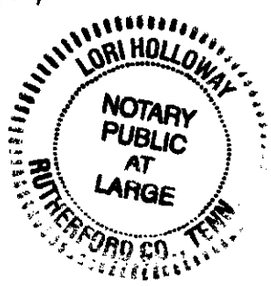
State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,

acknowledged himself/herself to be the President of the Jack Williams Construction, Inc., a corporation, and that he/she as such Jack Williams by signing the name of the corporation by himself/herself as President.

Witness my hand and seal at Antioch, Tennessee, this 11th day of August, 2004.

Commission expires: 8/20/07 ~~09/17/07~~



Lori Holloway
Notary Public