Davidson County DEEDWARR
Recvd: 08/23/04 13:22 2pgs
Fees:13.00 Taxes:647.50

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WARRANTY DEED

ZANA C. F.
NOTARY PUBLIC AT LARGE
DAVIDSON COU

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

George C. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2004

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
George C. Felts	1st Trust Bank for Savings	Map 115
705 Brook Hollow Rd.	P.O. Box 17257	Group 07-0
Nashville, TN 37205	Memphis, TN 38187-0257	Parcel 016.00

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

Richard A. Williams, Co-Executor of the Estate of Robert L. Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
George C. Felts and Lisa M. Prewitt, both unmarried, Joint Tenants with Right of Survivorship
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:

BEING Lot No. 11 on the Map of Brook Meade, Section II, of record in Book 2133, Page 76, Register's Office for said County.

Said Lot No. 11 fronts 154 feet on the west side of Brook Hollow Road and runs back between lines, 325 feet on the north line and 205.5 feet on the south line, to a dead line in the rear on which it measures 190.5 feet.

Being the same property conveyed to Robert L. Williams and wife, Theresa A. Williams, by deed from Lewis E. Aita and wife, Goldie H. Aita, of record in Book 2483, Page 576, said Register's Office, dated November 16, 1955. The said Theresa A. Williams having predeceased Robert L. Williams. The Grantor herein executes this instrument as Co-Executor of the Estate of Robert L. Williams pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. O4P-989.

This conveyance is subject to: (1) 2004 County Taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the Plat of record in Book 2133, page 76, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2204, page 349, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 705 Brook Hollow Rd., Nashville, TN 37205

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 my hand this 19th day of August, 2004.

Richard A. Williams
Richard A. Williams, Co-Executor of the
Estate of Robert L. Williams

FILE BOX 45

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 Richrd A. Williams, Co-Executor of the Estate of Robert L. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he (as such Co-Executor) being authorized so to do, executed the within instrument for thepurposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of August, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.