Davidson County DEEDWARR
Recvd: 08/24/04 09:07 2pgs
Fees:13.00 Taxes:1452.25
20040824-0101911

1st

#177

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Roslynn E. Webb	Union Planters Mortgage	Map 160-16B
6028 Brentwood Chase Drive	7130 Goodlett Farms Pkwy	Parcel 57 CO
Brentwood, TN 37027	Cordova, TN 38016	

Return to: **This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Leon Vincent Williams and wife, Jannie C. Gray,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Roslynn E. Webb, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Brentwood Chase, Revision One, Section One, of record in Plat Book 9700, pages 936-941, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leon Vincent Williams by quitclaim deed from Jannie C. Gray and husband, Leon Vincent Williams of record in Instrument No. 20040219-0019203 and further by warranty deed to Jannie C. Gray and husband, Leon Vincent Williams from Encore Construction, Inc., a Tennessee corporation of record in Instrument No. 20020514-0059018, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2004 Taxes, a lien not yet due and payable.
2. Restrictions and Charter of record in Book 11388, page 52, Book 11388, page 89, Instrument No. 200005310053797, Instrument No. 20010614-0062685, Instrument No. 20010614-0062686, Instrument No. 20010614-0062687, Instrument No. 20020308-0029532, Instrument No. 20011203-0132049, Instrument No. 200005310053798 and amended in Instrument No. 200008310086366902, said Register's Office.
3. Easement of record in Book 8371, page 320, Book 7902, page 389, and in Book 11115, pages 281 and 286, said Register's Office.
4. All matters appearing of record in Plat Book 9700, pages 936-941, said, said Register's Office.

This is improved property commonly known as **6028 Brentwood Chase Drive, Brentwood, TN 37027.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $392,500.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 2004.

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **August, 2004**.

LEON VINCENT WILLIAMS

JANNIE C. GRAY

[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 **Leon Vincent Williams and Jannie C. Gray**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **19th** day of **August, 2004.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____