03

Ruby Title
98-A

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19442D

MAP/GROUP/PARCEL:
034-03-0-B/607.00

Davidson County DEEDWARR
Recvd: 11/19/04 14:57 2pgs
Fees:13.00 Taxes:325.23
20041119-0139322

NEW OWNER'S NAME AND ADDRESS:
Richard Williams and Joyce Williams
607 Churchill Crossing
Madison TN. 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Maria F. Walton, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Richard E. Williams and Joyce B. Williams, Husband and Wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 607 OF CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616 AND BOOK 7845, PAGE 540,BOOK 10635, PAGE 110, RODC, TN, THE PLAT OF WHICH IS OF RECORD IN BOOK 7900,PAGE 25,SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT.

The subject property is improved property commonly known as 607 Churchill Crossing, Madison Tennessee 37115.

BEING the same property conveyed to Grantor herein by Quitclaim Deed of record in instrument number 200407070080381, and originally in instrument number 200104060034235, and in Book 10635, Page 110, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Maria F. Walton

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Maria F. Walton, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 15th day of November, 2004.

NOTARY PUBLIC

My Commission Expires:

3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $87,900.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of November, 2004.

NOTARY PUBLIC

My Commission Expires:

3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE