File #200450431

Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2004.

Kendra Savage
Notary Public

MY COMMISSION EXPIRES: 6-28-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie M. Williams and Sheila F. Tidwell	Owner	Map 135
(NAME) 520 Franklin Limestone Road	(NAME)	Parcel 037.00
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHARLES E. FERRELL, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CONNIE M. WILLIAMS, UNMARRIED AND SHEILA F. TIDWELL, UNMARRIED, AS TENANTS IN COMMON WITH EXPRESSED RIGHTS 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:

Land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the N.W. corner in the center of Franklin Crusher Road and running in a Northerly direction with the center of said road 105 feet to a point in the center of said road; thence in an Easterly direction 210 feet to a stake; thence in a Southerly direction 105 feet to a stop; thence in a Westerly direction 210 feet to the beginning and containing one acre more or less.

Being the same property conveyed to Sam Abualrob by Warranty Deed dated May 8, 1996 of record in Book 10050, Page 728, and being further conveyed to Sam Abualrob by Quitclaim Deed dated December 15, 2000 of record in Instrument No. 20010117-0005194, and being the same property further conveyed to Gary D. Armstrong by Warranty Deed dated May 10, 2004 of record in Instrument No. 20040513-0055865, and being the same property further conveyed to Charles E. Ferrell by Warranty Deed dated May 10, 2004 of record in Instrument No. 20040520-0059687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Right of way for Franklin Crusher Road, as much as therein may lie, any and all matters of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as 520 Franklin Limestone Road, Nashville, TN 37217
(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 Grantor covenants with the said GRANTEES that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds himself/herself, his/her heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 12/16/04 10:50 2pgs
Fees:13.00 Taxes:77.70
20041216-0149619

Witness our hands this 14th day of December, 2004.

Charles E. Ferrell

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Charles E. Ferrell who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076