THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/26/05 08:55 2 pgs
Fees:13.00 Taxes:486.18



20050126-0009434

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Donald Wendlowsky, Jr. 104 Judith Court Goodlettsville, Tennessee 37072	SAME	18-12-A-008.00

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, I, Billy Joe Williams, as Executor of the Estate of Will F. Williams, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Donald E. Wendlowsky, Jr., and Elizabeth A. Ulmer as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 8 on the Plan of Emerald Cove Subdivision, of record in Plat Book 6900, page 638, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Estate of Will F. Williams, Billy Joe Williams, Executor by Will from Will F. Williams dated 7/5/92 of record in Book 5744, page 1742197, said Davidson County Probate Court and Letters Testamentary dated 12/17/04, said Probate Court.

Also being the same property conveyed to Will F. Williams and wife, Nova D. Williams by deed dated 9/6/92 of record in Book 8730, page 819, said Register's Office.

This is improved property known as: 104 Judith Court, Goodlettsville, Tennessee 37072.

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. Whenever 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 13th day of January, 2005.

Billy Joe Williams, Executor

Billy Joe Williams, Executor

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, Billy Joe Williams, with whom I am personally acquainted, and made oath that he is the Executor of the Estate of Will F. Williams, and that he, as such Executor of the Estate of Billy Joe Williams, and with full power and authority so to do, executed the foregoing instrument as his free act and deed and for the purposes therein contained.

Witness my hand and seal this 13th day of January, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $131,400.00.

Kathleen Rudolph
Affiant

Subscribed and sworn to before me this 13th day of JANUARY, 2005.

SONORA KIRBY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Sonora Kirby
NOTARY PUBLIC

My Commission Expires: 1/20/08