Davidson County DEEDWARR
Recvd: 02/24/05 13:42 2 pgs
Fees:13.00 Taxes:192.40

20050224-0020603

Address New Owners:
Nashville Housing Properties, LLC
2905 Jordan Ct, Ste B-202
Alpharetta, GA 30004

Map Parcel No:
81-7-375

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Talton Williams and wife, Araminta Williams

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Nashville Housing Properties, LLC

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76 on the Cephas Woodard Subdivision of Lots No. 4 and 5 of the Thomas Woodard Property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the easterly side of 12th Ave N and runs back between parallel lines 115 feet, more or less, to an alley

Being the same property conveyed in one-half undivided interest from Johnny Burroughs and wife, Linda Burroughs by deed to Talton T Williams and wife, Araminta Williams by instrument #20020628-0078386 R.O.D.C. and a one-half undivided interest was conveyed to Talton T Williams and wife, Araminta Williams from the Araminta Williams Family Partnership by instrument #20041115-0136648 R.ODC. giving them a whole interest in the property.

This is improved property known as: **1922 12th Ave North, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 our hands this 24th day of Feb, 2005.

Talton T Williams

Araminta Williams

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 Talton Williams and wife, Araminta Williams , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February 2005.

Commission expires 1/24/09 Notary Public _____

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.

_____

AFFIANT

Subscribed and sworn to me this 24th day of February, 2005.

Commission expires 3.6.06 Notary Public _____

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220