Davidson County DEEDWARR
Recvd: 02/28/05 10:20 2 pg
Fees:13.00 Taxes:469.90

20050228-0021450

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2005.

Notary Public
My commission expires: 1/24/09

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

FILE BOX #3

15-0501-150097

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven G. Fuller	Chase Manhattan Bank USA,NA	53-06-0-A
2145 Riverway Drive	1400 E. Newport Center Drive	168
Old Hickory TN 37138	Deerfield Beach, FL 33442	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roy Arnold Williams, Jr. and Elif Yeter Iltas Williams**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven G. Fuller, married**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 168 on the Plan of Waterford, Phase Two, of record in Plat Book 7900, Page 412 and Page 413, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roy Arnold Williams, Jr. and Elif Yeter Iltas Williams by Quit Claim Deed from Roy Arnold Williams, Jr. dated 03-31-04, of record in Instrument No. 20041013-0123283, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Roy Arnold Williams, Jr. by Quit Claim Deed from Connie L. Williams, dated 07-12-99, of record in Instrument No. 200002080012951, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy A. Williams, Jr. and wife, Connie L. Williams by deed from David K. Reichert and wife, Karla F. Reichert, dated 08-04-98, of record in Book 11048, Page 924, Register's Office for Davidson County, Tennessee. Roy Arnold Williams, Jr. and Connie L. Williams were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 00D-267.

Roy Arnold Williams, Jr. and Elif Yeter Iltas Williams are husband and wife.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2145 Riverway Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 24 day of February, 2005.

Roy Arnold Williams, Jr.

Elif Yeter Iltas Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roy Arnold Williams, Jr. and Elif Yeter Iltas Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24 day of February, 2005.

Notary

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON