File #200580023

Davidson County DEEDWARR
Recvd: 03/08/05 12:21 2 pg
Fees:13.00 Taxes:425.50

20050308-0025511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2005.

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Williamson and Melissa S. Williamson	Suntrust Mortgage, Inc.	Map: 076-01-034.00
(NAME) P.O. Box 1184 ~~837 Oak Leaf Drive~~	(NAME) 201 Fourth Avenue North 7th FL	Parcel:
(ADDRESS) Mt. Juliet TN 37121-1184 ~~Old Hickory TN 37138~~	(ADDRESS) Nashville, TN 37219	
(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, **OWEN ENTERPRISES, A SOLE PROPRIETORSHIP COMPOSED OF JAMES G. OWEN, V,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARK F. WILLIAMSON AND MELISSA S. WILLIAMSON HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being all of Lot No. 22, on the Plan of Oak Creek Subdivision, as shown by plat appearing of record in Plat Book 5200, Page 96, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Owen Enterprises, a sole proprietorship by Warranty Deed dated March 7, 1989 of record in Book 7790, Page 292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 5360, Page 572 and Book 5382, Page 827; all matters shown on plat of record in Plat Book 5200, Page 96; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 837 Oak Leaf Drive, Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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.

Witness our hands this 4th day of March, 2005.

Owen Enterprise a Sole Proprietorship by James G Owen V

Owen Enterprises, a sole proprietorship

by: James G. Owen, V

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James G. Owen, V , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the owner of Owen Enterprises, a sole proprietorship, the within named bargainor, and that he as such owner, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing by himself as Owner.

Witness my hand and official seal, this 4th day of March, 2005.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-08

(SEAL)

Return To:
Advantage Title
109 Kenner Ave.
Nashville, TN 37205

1590