Davidson County DEEDWARR
Recvd: 03/29/05 15:43 2 pgs
Fees:13.00 Taxes:366.30
20050329-0034052

RETURN TO: 1733
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

File No. _____

[ADDRESS NEW OWNERS:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jessica Webb	JESSICA WEBB	Map 61-14-
1044 Horseshoe Drive	1044 HORSESHOE DRIVE	Parcel 69
Nashville, TN 37216	NASHVILLE, TN 37216	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jannie Williams, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jessica Webb,** A SINGLE PERSON, (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Locust Grove Estates, of record n Plat Book 1424, page 11, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jannie Williams by warranty deed from Secretary of Veterans Affairs of record in Instrument No. 20041102-0132053, said Register's Office.

This is the same description as used in the last deed of record.

This is investment property and is not the primary residence of the Grantor.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Any and all matters appearing of record in Plat Book 1424, page 11, said Register's Office.

This is improved property commonly known as **1044 Horseshoe Drive, Nashville, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $99,000.00.

Jannie Williams
Affiant

Subscribed and sworn to before me this 11th day of March, 2005.

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **11th** day of **March, 2005**.

Jannie Williams
Jannie 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 **Jannie Williams**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this **11th** day of **March, 2005**.

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____