PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 05/05/05 07:50 2 pgs
Fees:13.00 Taxes:573.50
20050505-0050252

W & I Ref(_____) Title No: 46319
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amber N. Williams 545 Harding Place Nashville, Tennessee 37211	same

TAX MAP-PARCEL NUMBERS: 147-02-99

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$155,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **All-Pro Realty**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amber N. Williams** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section Two Battery Crest of record in Book 2900, page 132 Register's Office for said County.

Said Lot No. 4 fronts 82.5 feet on the southerly margin of Harding Place and extends back between parallel lines 170.4 feet to a dead line in the rear.

Being the same property conveyed to All-Pro Realty by deed from The Estate of Dorothy I. Morris of record in Doc. No. 20030603-0075285, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900 Page 132, said Register's Office, which Plan shows a 40 foot minimum building setback line from Harding Place and a 10 foot easement for public utility and drainage purposes along the rear line(s). A 2.5 x 20 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot.

This is improved property, known as: 545 Harding Pl, Nashville, Tennessee 37211

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 2005.

All-Pro Realty

Barbara Barton, Chief Manager

By: Barbara Barton

Title: Chief Manager

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Barbara Barton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as (or other officer authorized to execute this instrument) of **All-Pro Realty**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 25th day of April, 2005.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $155,000.00

Affiant

Sworn and subscribed before me this the 25th day of April, 2005.

Notary Public

My Commission Expires: _____

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires JULY 29, 2006