Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $209,400.00

Affiant

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

Notary Public
My commission expires:

02-0505-43967

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark Williams	New Owner	86-4-0-A-61.00CO
4944 Tulip Grove Road		
Hermitage TN 37076		

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, Margaret Garlinda Burton Unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Mark Williams and wife, Jennifer Williams, hereinafter called the Grantees, their 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. 112 on the Plan of Sunset Oaks, Section Two, First Revision, of record in Plat Book 7900, Page 942, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Garlinda Burton and husband, Larry S. Ingram, by deed from Frank Batson Homes, Inc., dated July 31, 1997, recorded August 5, 1997, of record in Book 10558, Page 395, Register's Office for Davidson County, Tennessee. Margaret Garlinda Burton and Larry Sim Ingram were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 01D-1406. Larry Sim Ingram conveyed subject property to Margaret Garlinda Burton by Quitclaim Deed of record in Instrument No. 20020702-0079527, said Register's Office.

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 4944 Tulip Grove Road, Hermitage, TN 37076

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. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind herself, her 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.

Davidson County DEEDWARR
Recvd: 06/01/05 10:02 2 pgs
Fees:13.00 Taxes:774.78
20050601-0061489

WITNESS my hand this 25th day of May, 2005.

Margaret Garlinda Burton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Garlinda Burton, 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 Brentwood, TN, this 25th day of May, 2005.

Notary Public.
State of Tennessee at Large

My Commission expires 9/4/05