Davidson County DEEDWARR
Recvd: 06/08/05 09:52 2 pgs
Fees:13.00 Taxes:222.00

20050608-0065362

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 $60,000.00

Erick Y. Williams
Affiant

Subscribed and sworn to before me, this 31st day of May, 2005.

Notary Public
My commission expires: 9/4/05

02-0505-43904

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Erick Williams | Countrywide Home Loans, Inc. | 72-15-0-031 |
| 2617 Pennington Avenue | 2021 N. Gallatin Road, Suite 280 | |
| Nashville TN 37216 | Madison, TN 37115 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah Williams and husband, Jay Williams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Erick Williams, married, 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. 9 on the Plan of James Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Williams and husband, Jay Williams, by Special Warranty Deed from Secretary of Veterans Affairs, dated September 29, 1993, recorded October 1, 1993, of record in Book 9100, Page 974, Register's Office for Davidson County, Tennessee.

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 2617 Pennington Avenue, Nashville, TN 37216

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee 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 31st day of May, 2005.

Deborah Williams

Jay Williams
By Deborah Williams, Attorney in Fact

By Deborah Williams, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah 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 Brentwood, TN, this 31st day of May, 2005.

State of Tennessee at Large

My Commission expires 9/4/07

MARK SLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Williams, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jay Williams, and that she is authorized Jay Williams, to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 31st day of May, 2005.

Notary Public

My commission expires: 9/4/07

MARK SLAYNEY LEEDOM NOTARY PUBLIC AT LARGE