Davidson County DEEDWARR
Recvd: 06/13/05 09:55 2 pgs
Fees:13.00 Taxes:351.50

20050613-0067061

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43917

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$95,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **31st DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
PHILLIP R. WILLIAMS **3112 Crosswood Drive** **Nashville, TN 37214**	Same as addressee	**96-10-26** **3DZ 58556**

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 **I, VERNICE M. BRYAN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip R. Williams**

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:

Being Lot No. 504 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Crosswood Drive, at the corner of Lots 503 and 504; thence with the line between said lots, northerly 140 feet to the corner of Lot No. 505; thence with the line between Lots 504 and 505, easterly 127.5 feet to west margin of Crosswood Court; thence with the margin of the same, southerly 100 feet to the beginning of a curve; thence along said curve, southwesterly 31.42 feet to the north margin of Crosswood Drive; thence with the margin of the same, westerly 130 feet to the point of beginning.

Being the same property conveyed to Vernice M. Bryan by Quitclaim Deed from Kathleen Ann Bryan Thompson of record in Instrument Number 20050613-0067060 **, and being the same property conveyed to Vernice M. Bryan and Kathleen Ann Bryan, as tenants in common, by deed from Benjamin Duane Davis and wife, Sarah June Davis, of record in Book 4601, page 226. Register's Office for Davidson County, Tennessee. Kathleen Ann Bryan having since married and is now known as Kathleen Thompson.**

This is investment property and has never been the residence of Grantor nor any spouse of either Grantors.

This is improved property known as 3112 Crosswood Drive, Nashville, Tennessee 37214

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 31st day of May, 2005.

Vernice M. Bryan

VERNICE M. BRYAN

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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 VERNICE M. BRYAN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006