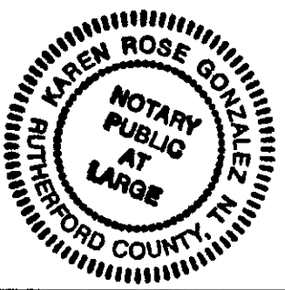
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Heather Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Karen Rose Gonzalez
Notary Public

MY COMMISSION EXPIRES: 8-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

Davidson County DEEDWARR
Recvd: 07/08/05 08:11 2 pg
Fees:13.00 Taxes:943.50

20050708-0078799

R-2197

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaQuita Williams	LaQuita Williams	174-11-0-A 100.00 CO
(NAME)	(NAME)	
1276 Blairfield Drive	1276 Blairfield Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Milton F. Derryberry, Trustee of the 1276 Blairfield Land Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaQuita Williams and Morris Williams Sr., wife and husband, 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:

Land in Davidson County, Tennessee, being Lot No. 196 on the plan of First Revision to Cane Ridge Farms, Phase One, Section Three, of record in Instrument Number 20020712-0084136 and corrected in Instrument Number 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete description therefore.

BEING all of the same property conveyed to Milton F. Derryberry, Trustee of the 1276 Blairfield Land Trust by Quitclaim Deed dated August 19, 2003 from George D. and Wendy A. Greynolds of record in Instrument Number 20030827-0124211, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1276 Blairfield Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24th day of June, 2005.

Milton F. Derryberry, Trustee of the 1276 Blairfield Land Trust

By: Milton F. Derryberry as Trustee
Milton F. Derryberry, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Milton F. Derryberry with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Trustee respectively of the Milton F. Derryberry, Trustee of the 1276 Blairfield Land Trust the within named bargainor, and corporation, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Milton F. Derryberry as such Trustee .

Witness my hand and official seal at office at Smyrna, Tennessee on this the 24th day of June, 2005.

Notary Public

My Commission Expires: 7-21-07

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167