Return to: Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

Davidson County DEEDWARR
Recvd: 07/19/05 13:21 2 pgs
Fees:13.00 Taxes:342.25

20050719-0083833

58A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2005.

Notary Public
My commission expires: 3.22.08

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

03-0506-32884

Address of New Owner:	Send Tax Bills to:	Tax Information
Wayne Morris	New Owner	105-11-0-233
P.O. Box 120601 653 Wedgewood Avenue Nashville TN 37204 37212		

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, David Williams, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wayne Morris, 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 parts of Lot No.'s 12 & 13, on the Plan of Jos. W. Horton's Property, of record in Plat Book 1, Page 44, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the southerly margin of Wedgewood Avenue, 61 feet east of the line between Lot Nos. 12 and 13, at the northwest corner of the property conveyed to Mrs. S.C. Parman, by deed of record in Book 443, Page 1, Register's Office for said County; thence along her west line southerly parallel to the line between Lot Nos. 12 and 13, 167.6 feet; thence westerly, passing the corner of Lot Nos. 12 and 13 at 61 feet, and continuing westerly, along the north margin of an alley beginning at the corner of said Lots 12 and 13, in all 81.5 feet; thence northerly 167.6 feet, more or less, to a point in the southerly margin of Wedgewood Avenue; thence easterly, along the southerly margin of said Avenue, 81.5 feet to the beginning.

Being the same property conveyed to David Williams and wife, Nancy Williams, by deed from Sarah Evelyn Mason, unmarried, of record in Book 8475, Page 789, Register's Office for Davidson County, Tennessee. David Williams and Nancy Williams were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 92D-3305. Nancy Williams conveyed subject property to David Williams by Quitclaim Deed, of record in Book 8811, Page 725, 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 653 Wedgewood Avenue, Nashville, TN 37204

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. Grantors covenant with Grantees 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 13th day of July, 2005.

David Williams

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of July, 2005.

Notary Public

My Commission expires May 9, 2009

NOTARY PUBLIC STATE OF FLORIDA

RICHARD L. TRAGESSER
MY COMMISSION # DD 416534
EXPIRES: May 9, 2009
Bonded Thru Budget Notary Services