This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

(2)

13.00
481.00

ADDRESS NEW OWNER:

Margaret Adkins
1705 Hunters Branch Road
Antioch, TN 37013

SEND TAX BILL:

Same as owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 08/04/05 15:38 2 pgs
Fees:13.00 Taxes:481.00
20050804-0092074

MAP AND PARCEL:
MAP 172-8A
PARCEL 138 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Regina L. Williams, unmarried and Thomas E. Williams, married**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Margaret Adkins** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Hunters Branch, Section One, as of record in Plat Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Regina L. Williams, unmarried, and Thomas E. Williams, by deed from John P. Reed, an unmarried person, dated February 14, 2000, of record in Instrument No. 20000215-0015164, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is not now nor has it ever been the primary residence of the Grantor Thomas E. Williams.

This is improved property known as 1705 Hunters Branch Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 2nd day of August, 2005.

Regina L. Williams

Thomas E. Williams by Regina L. Williams attorney-in-Fact

Thomas E. Williams, by Regina L. Williams, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Regina L. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 2nd day of August, 2005.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, REGINA L. WILLIAMS, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of THOMAS E. WILLIAMS and who acknowledged that she executed the same as the free act and deed of THOMAS E. WILLIAMS.

Witness my hand and official seal this 2nd day of August, 2005.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me
this _____ day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/15/08

JUDITH C. JACOBS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO.