Davidson County DEEDWARR
Recvd: 08/23/05 15:28 2 pgs
Fees:13.00 Taxes:628.63
20050823-0100549

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

P-05-4336

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Stevens	Bank of America	
4336 Morriswood Drive	(NAME) 900 W. Trade Center	132-7-51
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD R. WILLIAMS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. STEVENS AND DAVID E. VESPIE *JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: ***both unmarried,**

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Southmeade, of record in Book 1835 pages 118 & 119, Register's Office for said County, to which plan reference s hereby made for a more complete description thereof.

Included in the above Legal description by EXPRESSLY excluded herefrom is the following described tract or parcel of land which was conveyed out to the State of Tennesse by Warranty Deed, dated 4/13/1972 of record in Book 4592, page 475, said Register's Office for said County.

Being the same property conveyed to Donald R. Williams by Deed from Glencliff Homes, Inc., dated 8/31/1953, of record in Book 2195 page 267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4336 Morriswood Drive, Nashville, Tennessee 37204
(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/our hand(s) this 19th day of August, 2005.

Donald R. Williams by Scott Anderson Williams Attorney in-Fact

Donald R. Williams by Scott Anderson Williams Attorney in-Fact

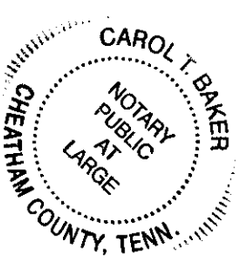
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of August, 2005, before me personally appeared **Scott Anderson Williams,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Donald R. Williams,** and acknowledged that he executed the same as his free act and deed by virtue of that Power of Attorney recorded in Instrument #: 20050301-0022185, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal the 19th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 2/15/09



RECORD & RETURN TO:
Prestige Title, LLC
1600 Westgate Circle, Suite 200
Brentwood, Tennessee 37027