REALTY TITLE
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/05 09:42 2 pgs
Fees:13.00 Taxes:308.95

20051109-0135675

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: 9-16-07
(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason N. Lee	GMAC Mortgage Corporation	MAP 072-13
(NAME)	(NAME)	
1501 Jewell Street	100 Witmer Road	PARCEL 003
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Horsham, PA 19044	
(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, Michael R. Williams and wife, Rebecca Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason N. Lee and wife, Ruth Lee

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:

Real estate situated, lying and being in the County of Davidson, State of Tennessee, to wit:
Beginning at a point in the east margin of Jewell Street at the corner of Lots 22 and 23; thence with the line between said lots, easterly 158 feet to the westerly right of way of the L&N Railroad, thence with said right of way, Southerly 44 feet to the northerly margin of Blue Ridge Avenue; thence with the margin of the same, westerly 138.5 feet to the beginning of a curve; thence around said curve, northwesterly 38.33 feet to the point in the easterly margin of Jewell Street; thence with the margin of the same, northerly 59.2 feet to the point of beginning.

Included in the above description but to be expressly excluded therefrom is a tract of land conveyed to the State of Tenenssee, by J. P. Manor, et al, in Book 4122, Page 255, said Register's Office, containing 1,011 square feet more or less, to be used for a controlled access highway.

BEING the same property conveyed to Michael R. Williams, unmarried by Warranty Deed from James M. Owens and wife, Myrna Faye Owens of record in Instrument Number 20040603-0065290, Register's Office for Davidson County, TN

CONTINUED

unimproved ( )
This is improved (X) property, known as 1501 Jewell Street, Nashville, TN 37207
(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 our hand s this 7th day of November, 2005

Michael R. Williams
By: Michael R. Williams By Mike Malone
Mike Malone, Attorney-in-fact

Rebecca Williams
By: Rebecca Williams By Mike Malone
Mike Malone, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November 2005, before me the undersigend, a Notary Public in and for said County and State, personally appeared MIKE MALONE, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of MICHAEL R. WILLIAMS and REBECCA WILLIAMS the within named bargainors, as their attorney in fact, and being authorized so to do, acknowledged that they executed the same as the free act of Ruth S. Witt.

Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of November, 2005.

My commission expires: 9/22/07

DANIEL L. WISDOM NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

LEGAL DESCRIPTION CONTINUATION

Rebecca Williams joins in this conveyance for the purpose of conveying all right, title, and interest in and to said property, marital or otherwise.

Mike Malone executed this Instrument as Attorney-in-Fact on behalf of Michael Williams and Rebecca Williams pursuant to Specific Power-of-Attorney of record by Instrument No. ✱_____, Register's Office for Davidson County, Tennessee. ✱20051109.0135674

Michael R. Williams and Michael Williams is one and the same person.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.