Davidson County DEEDWARR
Recvd: 11/28/05 13:48 2 pgs
Fees:13.00 Taxes:691.90

20051128-0142902

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 22nd **day of November, ~~2005.~~**

Notary Public
My commission expires: 2-1-09

01-0511-24870

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Austin Williams	American Brokers Conduit	117-03-O-086
2725 Sharondale Court	538 Broad Hollow Road	
Nashville TN 37215	Melville, NY 11747	

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, **Lambert L. Hailey, Jr. and wife, Mary Kathleen Hailey**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Austin Williams**, 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 Lot No. 23, on the Plan of Hillsboro Circle, of record in Book 1130, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Kathleen Pinson, unmarried, by deed from John Claiborne Sifford, unmarried, dated April 25, 1997, of record in Book 10431, Page 242, Register's Office for Davidson County, Tennessee. Mary Kathleen Pinson Hailey conveyed subject property to Lambert L. Hailey, Jr. and wife, Mary Kathleen Hailey by Quitclaim deed of record in Instrument No. 20040323-0032775, 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 2725 Sharondale Court, Nashville, TN 37215

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 21st day of November, 2005.

Lambert L. Hailey, Jr.

Mary Kathleen Hailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Brentwood, TN, this 21st day of November, 2005.

State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 2-1-09