Davidson County DEEDWARR
Recvd: 12/09/05 12:05 2 pgs
Fees:13.00 Taxes:865.80

20051209-0148209

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 $234,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2005.

Notary Public
My commission expires: 7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-0511-33216

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard Williams 412 Ramblewood Court Nashville TN 37221	New Owner	155-15-0-A-017.00

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, Christopher O. Wallace, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Richard Williams and wife, Lyndsey 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. 17, on the Plan of Stonemeade, Section I, of record in Book 6900, Pages 800 and 801, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christopher O. Wallace by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated January 28, 2005, of record in Instrument No. 20050215-0017252, Register's Office for Davidson County, Tennessee.
>
> 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 412 Ramblewood Court, Nashville, TN 37221

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does 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 6th day of December, 2005.

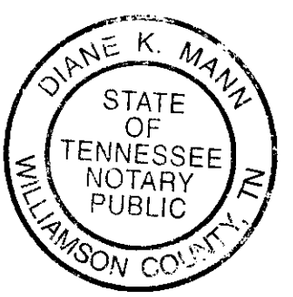
Christopher O. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher O. Wallace, 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 6th day of December, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09