Davidson County DEEDWARR
Recvd: 02/01/06 09:00 2 pgs
Fees:13.00 Taxes:351.50
20060201-0012269

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Williams-Munday Properties, LLC
2568 Salem Road
Montevallo, AL 35115

SEND TAX BILLS:
Same

Map 94-1, Parcel 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **BOBBY L. SCIFRES, a widower,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **WILLIAMS-MUNDAY PROPERTIES, LLC, an Alabama Limited Liability Company,** its successors and assigns, his interest in the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of the Subdivision of Lot No. 3, N.H. Hobson's Sub., of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Bobby L. Scifres and wife, Corrine I. Scifres** by deed from **Larry J. Burge** of record in Book 6763, Page 172, Register's Office for Davidson County, Tennessee. **Corrine I. Scifres** is deceased, having died on 1-10-2004, thereby leaving said property vested in the undersigned Grantor.

THIS CONVEYANCE is made subject to all matters shown on the Plan of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee and subject to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 2005 and prior years shall be paid by the Grantor. Taxes for 2006 shall be prorated and paid by the Grantee named herein

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further

covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 13th day of January, 2006.

Bobby L Scifres
BOBBY L. SCIFRES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **BOBBY L. SCIFRES,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 13th day of January, 2006.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/19/07

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Jonathan K Williams
AFFIANT

Subscribed and sworn to before me this the 13th day of January, 2006.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/19/07

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY DOCUMENTS/REAL ESTATE/WD/SCIFRES