RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44379

*This Warranty Deed is being re-recorded to add remaining legal description

Davidson County DEEDWARR
Recvd: 01/09/06 13:14 2 pgs
Fees:13.00 Taxes:2664.00
[redacted]
20060109-0002972

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$720,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2005.

Notary Public

My commission expires: 3-27-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

MY COMMISSION EXPIRES: MARCH 27, 2007

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer L. Lightsey	**NEW OWNER**	**Map 104-10, Parcel 133**
401 Fairfax Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

David G. Williamson, III, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer L. Lightsey and James T. Mauries, wife and husband

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:

Land in Davidson County, TN, being Lot No. 113 on the Map showing R.W. Grizzard's subdivision of the Bosley tract, not of record, described according to a survey made by Erie Drake, county surveyor, October 10, 1930, as follows:

Beginning at the southeast corner of Jones or Fairfax Avenue and Marlborough Avenue; thence with the southerly margin of Jones Avenue eastwardly 75 feet to the corner of Lots Nos. 113 and 114; thence with the line between said two lots, southwardly 200 feet to the northerly line of Lot No. 191; thence with same, westwardly 110 feet to the easterly margin of Marlborough Avenue; thence with said avenue, northwardly 200 feet to the beginning. See continued on back page

Being the same property conveyed to David G. Williamson, III, unmarried by deed from M. Shaw Flippen, Jr., of record in Instrument #20020516-0060453, Register's Office for Davidson County, Tennessee.

Brigitta B. Williamson joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Davidson G. Williamson, III.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **401 Fairfax Avenue, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 28th day of December, 2005.

David G. Williamson, III

Birgitta B. Williamson

RE-RECORD

Davidson County DEEDWARR
Recvd: 02/15/06 12:24 2 pgs
Fees:12.00 Taxes:0.00
20060215-0018319

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David G. Williamson III and wife, Birgitta B. Williamson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **December, 2005.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

Continued Legal Description

INCLUDED in this description but expressly EXCLUDED from this conveyance is that a portion of subject property taken by the State of Tennessee for Highway purposes as ordered in Book 4823, page 591, Register's Office for said County.