WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/06 10:11 2 pgs
Fees:13.00 Taxes:444.00
20060217-0019206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 2006

Notary Public

My Commission Expires NOVEMBER 14, 2009 ON EXPIRES: 11-14-2009
(AFFIX SEAL)

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
Sharon Denise Burgess (NAME)	First Franklin, A Division of (NAME)	MAP 042-12
433 Charles Drive (ADDRESS)	320 Seven Springs Way, Suite 200 (ADDRESS)	PARCEL 061
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Juanita L. Williams and husband, James K. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon Denise Burgess, A Single Woman

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, Tennessee, being Lot No. 17 on the Map of W. W. Gray Lots at Madison, Tennessee, of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 100 feet on the Southerly side of Melrose Avenue and extends back between parallel lines 150 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Juanita L. Willams, a married woman, by Warranty Deed dated September 11, 2002, from Mary A. Bush, a single woman, of record by Instrument No. 20020912-0111451 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

James K. Williams joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Juanita Williams.

- CONTINUED -

unimproved ( )
This is improved (X) property, known as 433 Charles Drive, Madison, TN 37115
(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 15th day of February, 2006

Juanita L. Williams

Juanita L. Williams
James K. Williams
BY:
Juanita Williams, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

Juanita Williams executed this instrument as Attorney-in-fact on behalf of James K. Williams pursuant to the Specific Power-of-Attorney of record by Instrument Number: 20060217-0019205, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of February, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared Juanita Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James K. Williams as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said James K. Williams.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of February, 2006.

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

Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita L. Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of February, 2006.

Notary Public

My Commission Expires:
9/22/07

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