ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Marc A. Durrett Gloria J. Powers 117 Williams Valley Court Madison, TN 37115	New Owners	MAP and PARCEL 42-12 B 25

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Amber N. Williams, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Marc A. Durrett and Gloria J. Powers as joint tenants with the right of survivorship and not as tenants in common** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Williams Valley, of record in Instrument No. 200101080001974 and revised by Instrument No. 200102010009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amber N. Williams by Warranty Deed dated December 20, 2001, from T & T Building Contractors, LLC, of record in Instrument No. 20011227-0142850, Register's Office for Davidson County, Tennessee.

This is property with a common address of 117 Williams Valley Court, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Instrument No. 200101080001974 as revised in Instrument No. 200102010009794, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010308-0022084, said Register's office; (4) Easement for sanitary sewers and/or storm drainage of record in Book 5515, Page 970, and Book 5515, Page 973, said Register's Office; (5) Stormwater Detention Agreement of record in Instrument No. 20000508-0046246, said Register's Office; (6) Quitclaim Deed to Williams Valley Homeowners Association of record in Instrument No. 20010308-0022085, said Register's Office; (7) Charter of record in Instrument No. 20010308-0022083, said Register's Office.

James Jeffrey Williams, spouse of Amber N. Williams, hereby joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.

Marc A. Durrett and Gloria J. Powers are both unmarried.

Davidson County DEEDWARR
Recvd: 05/04/06 09:32 2 pgs
Fees:13.00 Taxes:410.50
20060504-0051778

[STATE OF TENNESSEE
[COUNTY OF Williamson
[The actual consideration or value, whichever is greater for this
[transfer is $110,947.00
[
[Affiant
[Subscribed and sworn before me this 25th day of April, 2006.
[
[My Commission Expires: 1-30-10 Notary Public

CYNTHIA L. HARDING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **April, 2006**.

Amber N. Williams

James Jeffrey Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Amber N. Williams, a married person and husband, James Jeffrey Williams**, with whom I am personally acquainted, or who 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 and official seal at office this **25th** day of **April, 2006**.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires NOV. 14, 2009

File No. 0602-018.WD