THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14679

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Davidson County DEEDWARR
Recvd: 05/10/06 12:39 2 pgs
Fees:13.00 Taxes:566.10
20060510-0054918

Property Address:
1200 Haysboro Avenue, Nashville, TN 37216

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mariette C. Williams and husband, James Ray Williams**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Cynthia Peterson**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 1 of Section 1 on the Plan of McGaughey Heights, as shown by plat of record in Book 1835, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Joseph Len Cooper and Debbie R. Cooper, Husband and Wife, dated June 19, 2002, and recorded June 20, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200206200074527.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 2nd day of May, 2006.

Mariette C. Williams {Seal}

James Ray Williams {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 2nd day of May, 2006, before me, the undersigned officer, personally appeared Mariette C. Williams and James Ray Williams, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $153,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 2nd of May, 2006.

Notary Public

My Commission expires: 3/15/08

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

Name of Owner and Property Address:
Cynthia Peterson

1200 Haystone Ave
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
Cynthia Peterson

Tax Parcel ID#: 061-04-0-113.00