PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of May, 2006, by and between EDWARD B. WILLIAMS and BRENDA G. WILLIAMS, HUSBAND AND WIFE, hereinafter called Grantors, and JANET KAY SIX, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EDWARD B. WILLIAMS and BRENDA G. WILLIAMS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JANET KAY SIX, MARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2993 UNION HILL ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

SELLER:

Edward B. Williams
EDWARD B. WILLIAMS
Signature of Seller

Brenda G. Williams
BRENDA G. WILLIAMS
Signature of Seller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 05/25/06 15:58 3 pgs
Fees:18.00 Taxes:517.63

20060525-0061860

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDWARD B. WILLIAMS and BRENDA G. WILLIAMS, HUSBAND AND WIFE, the within named bargainors, 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 Joelton, TENNESSEE, this 22nd day of May, 2006.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

JANET KAY SIX
2993 Union Hill Rd.
Joelton, TN 37080

Property Address:

2993 UNION HILL ROAD, JOELTON, TENNESSEE 37080
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 15, PARCEL 165

AFFIDAVIT OF VALUE

STATE OF Tennessee:
COUNTY OF Davidson:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is 139900 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of May, 2006.

Notary Public

KRISTIE DAWN TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 07-29-06

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7813

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being part of Tract No. 2 on the Plan of the Subdivision of Weaver-Harris, et al. Lands, as of record in Plat Book No. 2, page 183, Chancery Court of Nashville, described as follows:

BEGINNING at a point in the center of Union Hill Road, formerly the Goodlettsville Pike at the northwest corner of the property conveyed to Robert B. Ellis and wife, by deed from Felix Simpson and wife, of record in Book 3225, page 225, Register's Office for said County: thence with the center of said road South 67 deg. West 26.40 feet; thence North 85 deg. West 115.50 feet; thence North 72 deg. West 183.10 feet; thence southwardly 600 feet; thence eastwardly 225 feet to Ellis' westerly line; thence with said line North 4-1/2 deg. 600 feet to the beginning.

Being the same property conveyed to EDWARD B. WILLIAMS and BRENDA G. WILLIAMS, HUSBAND AND WIFE, by Quitclaim Deed from ROBERT C. WILLIAMS, A SINGLE PERSON, of record in Book 7674, Page 3, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years. A LIEN, not yet due and payable (MAP 15, PARCEL 165).
2. Subject to Right-of-Way for Union Hill Road.
3. Unrecorded easements for roads and utilities, if any.