Davidson County DEEDWARR
Recvd: 06/19/06 15:11 2 pgs
Fees:13.00 Taxes:344.10

20060619-0072994

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$93,000.00
|X _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 15th DAY OF June, 2006.
| _____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-14-2009
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Williams 206 28th Street Old Hickory, TN 37138	Regions Bank 810 Crescent Centre Dr. #300, Franklin, TN 37067	Map 53-12 Parcel 129

For and in 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,

Anna G. Arnaiz, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph D. Williams, unmarried

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. 3 ON THE MAP OF DABBS AND ELLIOT SUBDIVISION, BLOCK B, OF RECORD IN BOOK 547, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANNA G. ARNAIZ, UNMARRIED BY DEED FROM JAMES V. SCOTT AND WIFE, JOYCE P. SCOTT, DATED OCTOBER 16, 1997, AND OF RECORD IN BOOK 10651, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 206 28th Street, Old Hickory, TN 37138
(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 my hand(s) this 15th day of June, 2006.

Anna G. Arnaiz

Anna G. Arnaiz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anna G. Arnaiz, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076