Davidson County DEEDWARR
Recvd: 06/28/06 12:16 2 pgs
Fees:13.00 Taxes:769.60

20060628-0077343

Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2006.

Notary Public
Commission Exp: 4-8-07

LAURA WENDY DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires APRIL 8, 2007

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
Lewis A.Williams	**SAME**	**Map 132-16-0**
713 Desmond Drive		**Parcel 102.00**
Nashville, TN 37211		

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WARRANTY DEED

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, I/WE RICHARD J. REDMOND, III AND HEATHER M. REDMOND, HUSBAND AND WIFE, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEWIS A. WILLIAMS, HEREINAFTER CALLED THE GRANTEE(S), HIS 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, and being more particularly described as follows:

Being Lot No. 843 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 843 fronts 128.06 feet on the southerly side of Desmond Drive and extends back 141.76 feet on the easterly line and 112.45 feet on the westerly line, to a dead line in the rear on which it measures 76.4 feet.

Being the same property conveyed to Richard J. Redmond and Heather M. Redmond, husband and wife, Quitclaim Deed from Heather M. Heacox n/k/a Heather M. Redmond, dated 2/28/06 and filed for record 03/01/06 in Instrument 20050301-0023446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, including TVA Easements of record in Book 1133, page 610 and Book 1237, page 371; and restrictions of record in Book 3400, page 226, amended in Book 3435, page 357 and Book 3502, page 555; Book 1788, page 108, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

This is improved property known as 713 Desmond Drive, Nashville, Tennessee 37211.

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, Except for exceptions number 4 and 5 listed above; 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/our hand(s) this 26th day of June, 2006.

Richard J. Redmond, III

Heather M. Redmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard J. Redmond, III and Heather M. Redmond, with whom I am personally acquainted (or 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 and official seal at Loudon, Tennessee, this 26th day of June, 2006.

Notary Public

Commission Expires: 4-8-07

LAURA WEHBY DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires APRIL 8, 2007