31-B
MIX

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Andrew W. Williams 617 South 12th Street Nashville, TN 37206	Same as New Owner	Map: 71-15 Parcel: 431.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Ralph A. Edwards** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Andrew W. Williams, Sr.** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot no. 39 on the Plan of Crutcher Bros. Plan of Lots in Northeast Nashville of record in Plat Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Ralph A. Edwards, married by deed from John M. Weatherly, sole heir at law of Martin M. Weatherly and wife, Lucie H. Weatherly, deceased, of record in Instrument No. 20060630-0078504, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1125 Pennock Avenue, Nashville, TN 37207.

Davidson County DEEDWARR
Recvd: 07/17/06 14:42 2 pgs
Fees:13.00 Taxes:156.88
20060717-0085811

EXECUTED this 12th day of July, 2006.

Ralph A. Edwards

Ralph A. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ralph A. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2006.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

My Commission Expires:

3-21-09

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,400.00

Andrew W. Williams Jr.
AFFIANT

Subscribed and sworn to before me this 12th day of July, 2006.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.