Davidson County DEEDWARR
Recvd: 07/25/06 15:44 2 pgs
Fees:13.00 Taxes:355.20

20060725-0089696

# WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-LHM-06-0305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chanda L. Melton | America's Wholesale Lender | |
| 305 Issac Drive | (NAME) 750 Old Hickory Blvd. #180 | 18-7-6 |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY C. WILLIS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHANDA L. MELTON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 12 ON THE PLAN OF SECTION 1, CONNELL ESTATES, OF RECORD IN BOOK 2900, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 12 FRONTS 199 FEET ON THE NORTHEASTERLY SIDE OF ISAAC DRIVE AND RUNS BACK 192.15 FEET ON THE NORTHWESTERLY LINE AND 201.05 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 187 FEET.

BEING THE SAME PROPERTY CONVEYED TO GARY C. WILLIS, UNMARRIED BY WARRANTY DEED FROM THE ESTATE OF FRANCES EARLINE JOHNSON, RECORDED ON THE 6TH DAY OF MAY, 2004 AT INSTRUMENT NO. 20040506-0051999, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING THE SAME PROPERTY CONVEYED TO CARTER S. JOHNSON AND WIFE, EARLINE D. JOHNSON, BY DEED FROM J.L. STOCKTON, JR. AND WIFE, RUBY H. STOCKTON, ON AUGUST 20, 1963 OF RECORD IN BOOK 3614, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CARTER S. JOHNSON HAVING SINCE DIED ON MARCH 24, 1994, LEAVING SAID PROPERTY TO EARLINE D. JOHNSON BY RIGHT OF SURVIVORSHIP. THE SAID EARLINE D. JOHNSON HAVING SINCE DIED ON JANUARY 24, 2004, LEAVING SAID PROPERTY TO ROBERT C. JOHNSON THE SOLE HEIR-AT-LAW AND BY AN UNPROBATED LAST WILL AND TESTAMENT OF EARLINE D. JOHNSON. SAID ROBERT C. JOHNSON WAS APPOINTED EXECUTOR OF THE ESTATE OF FRANCES EARLINE JOHNSON BY WILL WITH ALL POWERS TO SELL, CONVEY, TRANSFER, DEED, MORTGAGE, LEASE, EXCHANGE, PLEDGE, MANAGE, AND DEAL WITH ANY AND ALL PROPERTY BELONGING TO HER ESTATE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved ( X ) property, known as 305 Issac Drive, Goodlettsville, Tennessee 37072

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of July, 2006.

Gary C. Willis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary C. Willis, the within named bargainor, 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, this the 21st day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903