03

Nesbitt Title
Box 48-A

eturn to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

Davidson County DEEDWARR
Recvd: 08/14/06 12:04 2 pgs
Fees:13.00 Taxes:545.75

20060814-0099834

#424

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Justin McCann	Same	Map 146-4-
4802 Magnolia Place		Parcel 171
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kimberly D. Williams, married** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Justin McCann, unmarried** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5A on the plan of Zone Lot Division Lots 5 & 8-12 Magnolia Hall of record in *Book 5200, page 669 , said Register's Office, to which reference is hereby made for a more complete and accurate description.
*Book 5800, Page 197, amended in

Being the same property conveyed to Kimberly D. Williams, by warranty deed dated December 13, 2001 from Brenda K. Ayers, unmarried of record in Instrument No. 20011218-0139376, said Register's Office.

John-Mark Williams joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions and Deed of Conveyance of record in Book 6213, page 389, Book 5200, page 699, and in Book 6218, page 131, said Register's Office.**
3. **All matters appearing of record in Plat Book 5200, page 699, said Register's Office.**

This is improved property commonly known as **4802 Magnolia Place, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $147,500.00.

Affiant

Subscribed and sworn to before me this 8th day of August, 2006

Notary public:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES; September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of **August, 2006.**

Kimberly D. Williams **John-Mark Williams**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly D. Williams and John-Mark Williams**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 8th day of **August, 2006.**

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009