Davidson County DEEDWARR
Recvd: 08/28/06 09:09 2 pgs
Fees:13.00 Taxes:92.50

20060828-0105675

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Hugh W. Entrekin**<br>**MOORELAND TITLE COMPANY, LLC**<br>315 Deaderick Street<br>AmSouth Center<br>Suite 1710<br>Nashville, Tennessee 37238<br>(615) 782-0098 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater for this transfer is $25,000.00<br><br>Araminta Williams<br>AFFIANT<br><br>Subscribed and sworn to before me, this 24th day of August, 2006.<br><br>NOTARY PUBLIC<br><br>My Commission Expires: 3. 2010 |

PHILIP DAVIS ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 28, 2010

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Talton Williams<br>Araminta Williams<br>700 Craighead Street<br>Suite 103<br>Nashville, Tennessee 37204 | SAME | 81-15-262.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Lonnie D. Greenlee and Derick R. Clendening** ("Grantors") do hereby bargain, sell, transfer and convey unto **Talton Williams and wife, Araminta Williams** ("Grantees") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

**Land in Davidson County, Tennessee, being part of Lot No. 216 in McGavock and Wetmore Addition, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.**

**Said half of lot fronts 25 feet on the eastern side of Alberta Ave. and extends back between parallel lines 170 feet to an alley.**

**Being the same property conveyed to Lonnie D. Greenlee and Derick R. Clendening by deed of record in Instrument No. 20051213-0149808, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Talton Williams and wife, Araminta Williams**, their heirs and assigns, forever.

AND **Lonnie D. Greenlee and Derick R. Clendening** do hereby covenant with **Talton Williams and wife, Araminta Williams**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Lonnie D. Greenlee and Derick R. Clendening** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Talton Williams and wife, Araminta Williams,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1522 14th Ave, North, Nashville, TN 37208

IN WITNESS WHEREOF, this Warranty Deed has been executed this 24th day of August, 2006.

Lonnie D. Greenlee

Derick R. Clendening

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Lonnie D. Greenlee, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainors, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 24th day of August, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3. 20. 2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Derick R. Clendening, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainors, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 24th day of August, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3. 20. 2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

**Permitted Encumbrances**

1. County Taxes for 2006 and subsequent years.
2. Plan of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.