WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 7-13-08
(AFFIX SEAL)

TAMMY LYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donnie Weaver	Professional Mtg. Group	Map Map 044
16 Jones Circle	222 Robert Rose Dr.	Group 11-0
Old Hickory, TN 37138	Murfreesboro, TN 37129	Parcel 179.00

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, we

Frances Williams, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Donnie Weaver, unmarried

hereinafter called the GRANTEES, their 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, being in the 4th Civil District, being Lot No. 30 on the Plan of River Vista Subdivision, as of record in Book 1424, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 120 feet on the westerly side of Jones Circle and runs back 173.5 feet on the northerly line and 158.5 feet on the southerly line, to a dead line in the rear, measuring 93 feet thereon.

Being the same property conveyed to Marvin G. Williams and wife, Frances Williams by deed from Edward Charles Jones, Jr. and wife, Dorris M. Jones, of record in Book 2493, Page 473, Register's Office for said County. The said Marvin G. Williams is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 1760, Page 638, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 118; and (3) Easement to Davidson County of record in Book 1763, Page 367, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 16 Jones Circle, Old Hickory, TN 37138

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, 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 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 hand this 14th day of September, 2006.

Frances Williams

Frances Williams

Davidson County DEEDWARR
Recvd: 09/19/06 14:15 2 pgs
Fees:13.00 Taxes:554.26

20060919-0116041

STATE OF TEXAS
COUNTY OF Nacogdoches

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Williams, 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 14th day of September, 2006.

My Commission Expires: 7-22-2010

Nancy K Raines
Notary Public

NANCY K. RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 7-22-2010