Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Davidson County DEEDWARR
Recvd: 12/22/06 14:42 2 pgs
Fees:13.00 Taxes:554.63
20061222-0158558

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

Notary Public
My commission expires: July 19, 2008

08-0611-90972

Address of New Owner:	Send Tax Bills to:	Tax Information
John Todd McFarland	Fifth Third Mortgage	33-16-0-016
1109 Apple Valley Road	336 Main Street	
Madison TN 37115	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wyndell R. Williams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~John~~ Todd McFarland and wife, Andrea Joubert, hereinafter called the Grantees, their successors 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 Lot No. 167, on the Plan of Primrose Acres, Section II, of record in Book 2900, Pages 43 and 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wyndell R. Williams, unmarried by deed from Victor K. Wiss and wife, Anne L. Wiss, dated April 28, 1994, recorded May 3, 1994, of record in Book 9331, Page 763, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1109 Apple Valley Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of December 2006.

Wyndell R. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wyndell R. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 12th day of December, 2006.

State of Tennessee at Large

My Commission expires: July 19, 2008

