Davidson County DEEDWARR (2)
Recvd: 01/23/07 14:51 2 pgs
Fees:13.00 Taxes:427.35

20070123-0009424

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Jim Ballard
Affiant

Subscribed and sworn to before me, this 19th day of January, 2007.

Rachael A. Alexander
Notary Public
My commission expires:

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE My Commission Expires 04/21/2008

15-0701-150974

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Morgan B. Williams	Countrywide Home Loans	096-12-0-029.00
3243 Cloverwood Drive	3011 ARMORY DR., STE. 120	
Nashville TN 37214	NASHVILLE, TN 37204	

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, Christy Kelly and husband, Kerry Kelly, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Morgan B. Williams and wife, Jessica M. Williams, 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. 30, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christy Kelly and husband, Kerry Kelly by deed from Stuart A. West, an unmarried man, dated August 5, 2004, recorded August 9, 2004, of record in Instrument No. 20040809-0096144, 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 3243 Cloverwood Drive, Nashville, TN 37214

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 19th day of January, 2007.

Christy Kelly, by Kerry Kelly, her attorney in fact

Kerry Kelly

Kerry Kelly, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christy Kelly and Kerry Kelly, 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 Nashville, TN, this 19th day of January, 2007.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jenifer L. Wise

State of Tennessee at Large

My Commission expires 5/3/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said county and state, Kerry Kelly, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for Christy Kelly and that he is authorized by Christy Kelly to execute this instrument on her behalf.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jenifer L. Wise

Notary Public

My commission expires 5/3/2010