Davidson County DEEDWARR
Recvd: 02/02/07 14:10 1 pgs
Fees:13.00 Taxes:455.10

20070202-0014167

WARRANTY DEED

TERRY-H07015

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF January, 2007.

(Affix Seal) Notary Public

My Commission Expires: 04/28/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John D. Terry and Glenda D. Terry	Bank of America	51-14-68
320 Walton Lane	P.O. Box 45140	
Madison, TN 37115	Jacksonville, FL 32232-5140	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID RUSSELL WILLIAMS AND WIFE, JENNIFER L. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN D. TERRY AND WIFE, GLENDA D. TERRY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of a 1.37 acre tract as shown on a survey of the Robert B. Beck property by Parrish Engineers, dated December 17, 1968, and according to a Loan Survey prepared by John B. Kohl, date September 8, 1972. Said part of 1.37 acre tract fronts 90 feet on the Northerly margin of Walton Lane and from a point on said margin, 557 feet East of the intersection of Walton Lane and Briarville Road, North 2 degrees 13' East 207.50 feet; thence South 87 degrees 43' East 90 feet; thence South 2 degrees 13' West 207.50 feet; thence North 87 degrees 43' West 90 feet to the point of beginning.

Being the same property conveyed to David Russell Williams, a single person, now married to Jennifer L. Williams, by Deed from the Department of Veterans Affairs of record on September 29, 1995 in record Book 9810, Page 487, said Register's Office for Davidson County, Tennessee.

David Russell Williams is now a married man.

( ) unimproved
This is (X) improved property known as 320 Walton Lane, Madison, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 31 day of January, 2007 :

David Russell Williams

Jennifer L. Williams

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named DAVID RUSSELL WILLIAMS AND WIFE, JENNIFER L. WILLIAMS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, TN, this 31 day of January, 2007.

Notary Public

My Commission Expires: 10/06/07

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY