WARRANTY DEED

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV 22, 2008

B-AFG-07-105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Dorothy Johns
Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2007.

Notary Public

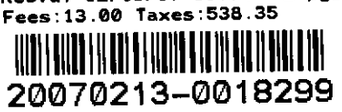
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy M. Johns	New Owner (NAME)	
105 Radnor Street (ADDRESS)	(ADDRESS)	119-14-315.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALBERT E. WILLIAMS AND WIFE, SUE M. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOROTHY M. JOHNS, 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:

Davidson County DEEDWARR
Recvd: 02/13/07 11:54 2 pgs
Fees:13.00 Taxes:538.35



20070213-0018299

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, RESUBDIVISION OF LOTS 3 AND 4 ON THE PLAT OF RESUBDIVISION OF LOT "D" ON THE PLAN OF WILLIAM LEE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000605-0055693, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALBERT E. WILLIAMS AND WIFE, SUE M. WILLIAMS BY WARRANTY DEED FROM JOHN W. MAYFIELD AND WIFE, ESTA LEE MAYFIELD RECORDED ON THE 10TH DAY OF FEBRUARY, 1958 IN DEED BOOK 2737, PAGE 513, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 67; AS INSTRUMENT 20000605-0055693, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 105 Radnor Street, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of February, 2007.

Albert E. Williams

Albert E. Williams

Sue M. Williams

Sue M. Williams

STATE OF Tennessee
COUNTY OF Davidson

Albert E. Williams & Sue M. Williams

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~the~~ within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and~~ official seal, this the 7th day February 2007

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903