Davidson County DEEDWARR
Recvd: 02/22/07 10:26 2 pgs
Fees:13.00 Taxes:111.00

20070222-0021933

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

B-LTM-07-2305

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
Jeffrey C. Williams	~~3006 Hummingbird Drive Nashville, TN 37218~~ (NAME) New Owner	
2305 Alameda Street (ADDRESS)	3006 Hummingbird Dr (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	92-3-124.00

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 JOYCE DIXON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY C. WILLIAMS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE MAP OF THE SUBDIVISION OF THE WEST PART OF LOT NO. 2 OF THE HARDING LYTLE TRACT, AS OF RECORD IN BOOK 974, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ALAMEDA STREET AND RUNS BACK BETWEEN LINES, 163.1 FEET ON THE EASTERLY LINE AND 163.6 FEET ON THE WESTERLY LINE, TO AN ALLEY, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOYCE DIXON BY QUITCLAIM DEED FROM HUBERT E. DIXON, JR. AND JOYCE DIXON RECORDED ON THE 11TH DAY OF JANUARY, 1988 IN DEED BOOK 7446, PAGE 432, 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 974, PAGE 52; BOOK 4157, PAGE 871, 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 2305 Alameda Street, Nashville, Tennessee 37208
(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 15th day of February, 2007.

Joyce Dixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Dixon, 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 16th day of February, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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