File Box 30

Davidson County DEEDWARR
Recvd: 02/27/07 12:49 2 pgs
Fees:13.00 Taxes:1039.70
20070227-0024177

State of Tennessee
County of
The actual consideration or value whichever is greater is $281,000.00.

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON
(Affix Seal)

Subsribed and swern before me this the 23rd day of February, 2007.

Affiant

Notary Public

My Comm. Expires 7-20-2009

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 700095
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Reed Williams
701 Lakeridge Way
Nashville, TN 37214

Send tax bills to:
SunTrust Mortgage, Inc
201 Fourth Ave North 7th Floor
Nashville, TN 37219

Map 109-1-A Parcel 51CO

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,

Allison Lanquist

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Reed Williams, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being lot(s) 12, as shown on the map entitled resubdivision of Lots 12 and 13 of phase Three first Revision Lakeridge of record in Plat Book9700, page(s) 452, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Allison Lanquist by Trustee's Deed of record in Instrument No. 20070131-0012772 dated December 06, 2006, said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 701 Lakeridge Way, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 23rd day of February, 2007.

Allison Lanquist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 02/23/07.

My commission expires:

_____

Cissy J. Williams
Notary Public

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Comm. Expires 7-20-2009