THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1042

Davidson County DEEDWARR
Recvd: 03/08/07 11:16 2 pgs
Fees:13.00 Taxes:923.15
20070308-0028652

Property Address: 4604 Idaho Ave, Nashville, TN 37209

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sarah E. Allen n/k/a Sarah Joyce**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Mary Shawnee Williams,** unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 507 and the westerly fifteen (15) feet of Lot No. 505, of Block 25 on the Plat and Survey of Charlotte Park Company's First Addition, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, and all matters set forth in Plat of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Phillip S. Martindale and Jill Fry Martindale, husband and wife, dated February 13, 2004, and recorded February 17, 2004, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20040217-0017739. Sarah E. Allen having since married and is now known as Sarah Joyce. Jesse Joyce joins in this conveyance to convey any and all marital interest he may have in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 22nd day of February, 2007.

_____{Seal}
Sarah Joyce

_____{Seal}
Jesse Joyce

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 22nd day of February, 2007, before me the undersigned officer, personally appeared Sarah Joyce and Jesse Joyce, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

_____
Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Mary Shawnee Williams
4604 Idaho Avenue
Nashville, TN 37209

MAP AND PARCEL 103-4-3
Send Tax Bills To:
Mary Shawnee Williams
4604 Idaho Avenue
Nashville TN 37209

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 22nd day of February 2007.

_____
Notary Public
My Commission expires: _____

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 20, 2010