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Davidson County DEEDWARR
Recvd: 04/24/07 14:00 3 pgs
Fees:18.00 Taxes:851.00
20070424-0048860

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Chad M. Evans and
Kara E. McNealy
1523 Douglas Avenue
Nashville, TN 37206

SEND TAX BILLS:
~~Same~~
People's Home Equity, Inc.
5226 S. East Street, A-9
Indianapolis, Indiana 46227

MAP 72-14, PARCEL 234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAMS-MUNDAY PROPERTIES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **CHAD M. EVANS AND KARA E. MCNEALY, AS TENANTS WITH THE RIGHT OF SURVIVORSHIP,** the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 66 in the E T Brown's Subdivision of Lots Nos. 21 to 26, inclusive on the Plan of Brownsville Addition to Nashville of record in Book 332, Page 91, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Williams-Munday Properties, LLC, an Alabama Limited Liability Company by deed from Diane Garrison, unmarried and Mose Ramie and wife, Dusti Ramieh of record in Instrument No. 200602010012334, Register's Office for Davidson County, Tennessee.

Taxes for 2007 are to be prorated and paid by Grantees named herein. All prior taxes are to be paid by the Grantors.

This is improved property known as:
1523 Douglas Avenue
Nashville, TN 37206

Said conveyance is made subject plan of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee; and subject to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and/or assigns forever; and the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, that it has a good right to convey it, and the same is unencumbered, except for the matters as

herein set forth, and the Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on

This the 13th day of April, 2007.

WILLIAMS-MUNDAY PROPERTIES, L.L.C.

BY: Jonathan K Williams 4
JONATHAN K. WILLIAMS, MEMBER

BY: Dwight Erik Munday, member
DWIGHT ERIK MUNDAY, MEMBER

BY: John Freeman Williams by Jonathan K Williams P.O.A.
JOHN FREEMAN WILLIAMS, MANAGER BY JONATHAN K. WILLIAMS POA OF RECORD IN INSTRMENT # 20060201-0012335

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the State and County aforesaid, personally appeared **JONATHAN K. WILLIAMS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.,** with within named bargainer, an Alabama Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal at office on this the 13th day of April, 2007.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/7/2011.

STATE OF TENNESSEE ★ DAVID M. AMONETTE ★ NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the State and County aforesaid, personally appeared **DWIGHT ERIK MUNDAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.,** with within named bargainer, an Alabama Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal at office on this the 13th day of April, 2007.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/7/2011.

STATE OF TENNESSEE ★ DAVID M. AMONETTE ★ NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the State and County aforesaid, personally appeared **JONATHAN K. WILLIAMS ON BELHALF OF JOHN FREEMAN WILLIAMS, MANAGER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.**, with within named bargainer, an Alabama Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal at office on this the 13th day of April, 2007.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/7/2011.

STATE OF TENNESSEE NOTARY PUBLIC DAVID M. AMONETTE LARGEY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of April, 2007.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
11/14/09.

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

WPDOCS/REALESTATE/WD/WILLIAMS-MUNDAY TO JOHNSON407