03

Realty Title Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/07 14:39 2 pgs
Fees:13.00 Taxes:1554.00

20070516-0058747

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2007

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~04/24/09~~ 7/24/2010

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC KAREN COLBERT STATE

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alan Williams	NEW OWNER	Map 103
3912 Cambridge Avenue		Group 08-0
Nashville, TN 37205		Parcel 178

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sheila McCall, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Alan Williams *K.
hereinafter called the GRANTEES, their heirs and assigns, a 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. 367, on the Plan of Richland Realty Company Division "C" Resubdivision Lots #367 and part of 368, of record in Book 6050, Page 228, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheila McCall by deed from Poppy P. Buchanan, Karl S. Davidson and Marceleen R. Alford, of record in Instrument 20051118-0139425, dated November 14, 2005 and recorded November 18, 2005 said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 228, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3912 Cambridge Avenue, Nashville, TN 37205

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this ~~10th day~~ of May, 2007.

Sheila McCall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

