Davidson County DEEDWARR
Recvd: 05/22/07 13:32 2 pgs
Fees:13.00 Taxes:1850.00

20070522-0061006

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

# WARRANTY DEED

**********

| Address New Owner: | Send Tax Bills To: | Map-Parcel |
|---|---|---|
| MM Robert B. Williams | Owner | 132-13-51 |
| 929 Robertson Academy Rd. | | |
| Nashville, TN 37220-1129 | | |

**********

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $500,000.00.

Margaret R. Williams
Affiant

Subscribed and sworn to before me this 11th day of May, 2007.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

**********

FOR AND IN CONSIDERATION of Five Hundred Thousand & No/100 Dollars ($500,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ruth D. Regen, formerly Ruth D. Burroughs** ("Grantor") by these presents does hereby transfer, sell and convey to **Margaret R. Williams and husband, Robert Bruce Williams**, ("Grantees"), their heirs and assigns, all Grantor's right, title and interest in and to certain property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 34 fronts 190.05 feet on the southerly side of Robertson Academy Road, and runs back between lines, measuring 208.10 feet on the westerly line and 240.73 feet on the easterly line, to a dead line in the rear on which it measures 180 feet.

Being the same property conveyed to J. Bayne Burroughs and wife, Ruth D. Burroughs, by deed from Rose Ellen H. Nonn, a widow, as of record in Book 3103, page 63, said Register's Office. The said J. Bayne Burroughs now being deceased.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record and real property taxes for 2007.

This is improved property known as 929 Robertson Academy Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with the Grantees that she is lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The husband of Ruth D. Regen, Albert Regen, joins in this conveyance to convey any marital right, title or interest he may have in this property.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 11th day of May, 2007.

**GRANTORS:**

Ruth D. Regen

**Ruth D. Regen**

Albert Regen

**Albert Regen**

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 **Ruth D. Regen,** with whom I am personally acquainted, and who acknowledged, that she personally executed this document for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2007.

My Commission Expires: 11/19/2008

Notary Public

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 **Albert Regen,** with whom I am personally acquainted, and who acknowledged, that he personally executed this document for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2007.

My Commission Expires: 11/19/2008

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.