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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 12:08 2 pgs
Fees:13.00 Taxes:407.00
20070605-0066958

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. W. Williams (NAME)	SAME (NAME)	MAP 015-4
3114 Union Hill Road (ADDRESS)	(ADDRESS)	PARCEL 031.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jennifer Nicole Chapman and Katherine Richardson, as the Only Heirs-At Law of William Ray Richardson, Deceased and Jennifer Nicole Chapman, Administratrix of the ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. W. Williams and wife, Dorothy Williams

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 Davison County, Tennessee, being Lot No. 42, on the Plan of William Hills Subdivision, Section No. 1, as of record in Book No. 3500, Page No. 132, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William Ray Richardson by Quitclaim Deed from Nancy Lee Willis Richardson of record by Instrument No. 20020924-0116382, Register's Office for Davidson County, TN The said William Ray Richardson having since died intestate, a resident of Davidson County, Tennessee, on May 30, 2006 leaving his only heirs-at-law as Jennifer Nicole Chapman and Katherine Richardson. Jennifer Chapman joins in this conveyance as Administratrix pursuant to Order For Sale of Real Property , Docket No. 06P-1442 in the Seventh Circuit Court for Davidson County, Tennessee.

Jennifer Chapman and Jennifer Nicole Chapman being one and the same person.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

**Estate of William Ray Richardson, Deceased

unimproved ( )
This is improved (X) property, known as 3114 Union Hill Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand as this 1st day of June, 2007

Jennifer Nicole Chapman

Katherine Richardson

Jennifer Nicole Chapman, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer Nicole Chapman as Administratrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the Administratrix of the Estate of William Ray Richardson, Deceased , the within named bargainor and that she as such Administratrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Jennifer Nicole Chapman as Administratrix of the Estate of William Ray Richardson, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 1st day of June, 2007.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07

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 Jennifer Nicole Chapman and Katherine Richardson, the bargainor's, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 1st day of June, 2007.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07