THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Deborah Williams
619 Granny White Pike
Brentwood, TN 37027

MAP PARCEL NUMBERS
81-10-127

Davidson County DEEDWARR
Recvd: 06/14/07 11:40 2 pgs
Fees:13.00 Taxes:247.72
20070614-0071334

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of June, 2007, by and between **Catherine Oliverson, unmarried**, party of the first part, and **Deborah L. Williams** married, party of the second part,

WITNESSETH: That for and in consideration of **$66,950.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Lot 55 on the Map of Cobb's subdivision of Lot No. 6 of the Harding Bosley Tract as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 59 feet on the northerly side of Martha Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Kapital Achievement, LLC by Quitclaim Deed from Sylvester J. Lee, II and Shannon Johnson of record in Book/Instrument No. 20040506-0051853 Register's Office, Davidson County, Tennessee, dated 5/4/04 and recorded 5/6/04.

BEING the same property conveyed to Catherine I. Oliverson, unmarried by deed from Kapital Achievement, LLC, of record in Book/Instrument No. 20060619-0072966 Register's Office, Davidson County, Tennessee, dated 6/16/06 and recorded 6/19/06.

The above referenced property is also known as 2514 Delk Avenue, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 161, page 155; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Catherine Oliverson

Catherine Oliverson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Catherine Oliverson, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8th day of June, 2007.

My commission expires 3/7/11

Tammy L Kelloway

Notary Public

TAMMY L. KELLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$66,950.00**, 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 8th day of June, 2007.

Notary Public

My commission expires: 7/28/07

PROPERTY ADDRESS:
2514 Delk Avenue
Nashville, TN 37208

Name and address of new owner:
Deborah Williams
619 Cranny White Pike
Brentwood, TN 37027

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
July 28, 2007