Davidson County DEEDWARR
Recvd: 06/18/07 11:53 2 pgs
Fees:13.00 Taxes:884.30
20070618-0072552

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eric H. Williams	Mortgage Investors Group	Map 84
2317 Selma Avenue	8320 E. Walker Springs Ln.	Group 15
Nashville, TN 37214	Knoxville, TN 37923	Parcel 26

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

Paulette Acree, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eric H. Williams and Mary A. Williams, husband and wife

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. 10 on the unrecorded Map of Herbert Gentry's unrecorded Subdivision of certain lots in Walker's First Addition to Nicholhurst, not of record, and described according to survey thereof made by Cantrell, Connell, Morrison, Engineers, on November 1956, as follows:

Beginning at a point in the southerly margin of Selma Avenue at the corner of Lots Nos. 9 and 10; thence with the line between said lots, southerly 218.7 feet to a point; thence westerly 175 feet to a point; thence northerly 213 feet to a point which is 30.7 feet south of Selma Avenue; thence easterly 100 feet to a point in the south margin of Selma Avenue, continuing easterly with the margin of Selma Avenue, 93.4 feet to the point of beginning.

BEING the same property conveyed to Paulette Acree by Quitclaim Deed from Leanne Peace, of record in Instrument 20050203-0012794, dated January 26, 2005, Register's Office for said County. See also deed of record in Instrument 20020603-0066834, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees.

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 2317 Selma Avenue, Nashville, TN 37214

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 15th day of June, 2007.

Paulette Acree

FILE BOX 45

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 Paulette Acree, 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 15th day of June, 2007.

My Commission Expires: 3/7/11

Notary Public

