# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **20th day of June, 2007**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/27/07 08:00 2 pgs
Fees:13.00 Taxes:425.50
20070627-0076470

**THIS INSTRUMENT WAS PREPARED BY**
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan Boddie | IndyMac Bank, F.S.B. | MAP 59<br>PARCEL 92 |
| (NAME)<br>625 Ewing Drive | (NAME)<br>1333 Main Street, 5th Floor | |
| (ADDRESS)<br>Nashville,<br>TN, 37207 | (ADDRESS)<br>Columbia, SC 29201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Eric Jerome Williams, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Boddie, unmarried** HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 20 on the unrecorded Map showing the subdivision of part of Marshall Waters' Lands, described according to a survey prepared by John Kohl, dated August 31, 1982, as follows:**

**Beginning at a pipe (by others) in the northerly margin of Ewing Drive, said pipe being the common corners of Lot No. 19 and 20; thence with line between said lots, N 3 degrees 45' E 355 feet, more or less, to a point; thence 5 75 degrees E 60 feet, more or less, to a point; thence S 33 degrees E 165 feet, more or less, to a point on the south margin of Ewing Creek; thence S 54 degrees 30' E 44 feet, more or less, to an iron pin (by others), said iron pin being at the northeast corner of Trustee of Ewing Baptist Church property as recorded in Book 2448, page 619, said Register's Office, thence southerly with the line of said property 206 feet, more or less, to the northerly margin of Ewing Drive at an iron stake (by others); thence westerly with margin of said Ewing Drive, 196 feet, more or less (field measure) to the point of beginning.**

**Being the same property conveyed to Eric Jerome Williams by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities Inc., asset backed pass through certificates, series 2003-IA1, under the pooling & servicing agreement dated as of October 2003, without recourse, of record in Instrument No. 20041230-0155037, Register's Office for Davidson County, Tennessee, dated 12/8/04.**

This is investment property for said grantor not his principal residence or any spouse of said grantor.

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.

This is improved property known as: 625 Ewing Drive, Nashville, TN 37207

Witness my/our hand(s) this 20th day of June, 2007.

Eric Jerome Williams, Seller

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 Eric Jerome Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **20th day of June, 2007.**

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Please return to**
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203