WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/07 15:17 2 pgs
Fees:13.00 Taxes:369.45

20070629-0078139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,851.73

Melissa Roach
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02226 WILLIAMS NM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jim Williams and Marilyn Williams	Jim + Marilyn Williams	082-03-0 295.00
1016 Pennock Avenue	925 Robertson Academy	
Nashville, TN 37207	Nashville, TN 37220	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NIKISHA R. CARTER, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JIM WILLIAMS, AND WIFE, MARILYN WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1016 Pennock Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 26th day of June, 2007.

Nikisha R. Carter

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, NIKISHA R. CARTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of June, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 13 ON THE PLAN OF GEORGE W. STAINBACK'S CORRECTED PLAN OF LOTS OF THE LUCY H. LINDSLEY TRACT OF RECORD IN PLAT BOOK 161, PAGE 141 & 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NIKISHA R. CARTER BY WARRANTY DEED FROM CB INVESTMENTS, LLC, RECORDED ON THE 19TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051219-0152066, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF GEORGE W. STAINBACK'S CORRECTED PLAN OF LOTS OF THE LUCY H. LINDSLEY TRACT, as recorded in Plat Book 161, Page(s) 141 and 142, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4479, Page 608.

5. A Deed of trust executed by Nikisha R. Carter in favor of Stephen C. Small, as trustee, to secure CB Investments, LLC, recorded December 19, 2005 in Instrument 20051219-0152067, in the original principal sum of $94,400.00. Said Deed of Trust is being assumed by the Grantee herein.