WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 11:15 2 pgs
Fees:13.00 Taxes:296.00

20070703-0079350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Pam McBroom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

Melody McJenkins
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY McJENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nikkia M. Oden	United Capital Mortgage, Inc.	
(NAME) **1105 Pennock Avenue**	(NAME) 2035 Lakeside Centre Way, !40	**MAP 82-03**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Knoxville, TN 37922	**PARCEL 317.00**
(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, **BILLY E. WILLIAMS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIKKIA M. ODEN, unmaried,** 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 Lots Nos. 28 and 29 on the Plan of Crutcher Bro's. Plan, of record in Book 161, page 158, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Edward Dobbins and wife, Regina Dobbins by Warranty Deed from Edwin C. Maberry and wife, Ruth Maberry, dated July 21, 1971, recorded July 23, 1971, of record in Book 1522, page 858, Register's Office for Davidson County, Tennessee. The said John Edward Dobbins died June 14, 1992, and Regina Dobbins succeeded to ownership of the property as surviving tenant by the entirety. Regina Dobbins died on May 18, 2005, survived by her sole heir, Billy E. Williams.

The property herein conveyed is not the residence of the grantor.

unimproved ☒
This is improved ☐ property, known as 1105 Pennock Avenue, Nashville, TN 37207
(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 my hand this 29th day of June, 2007.

Billy E. Williams
Billy E. Williams

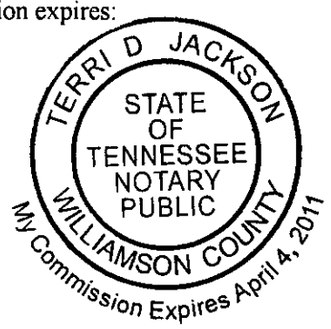
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Billy E. Williams the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2007.

Commission expires:



Terri D. Jackson

Notary Public