PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

Davidson County DEEDWARR
Recvd: 07/06/07 12:47 2 pgs
Fees:13.00 Taxes:529.10
20070706-0080780

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

Affiant

Subscribed and sworn to before me, this 22nd day of June 2007.

Notary Public
My commission expires: 7.19.08

08-0704-91082

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ray J. Williams	SunTrust Mortgage Inc	33-11-60
107 Oaklynn Drive	201 4th Avenue North, 7th Floor RMLD	
Madison TN 37115	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven Smith and wife, Carol Smith**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ray J. Williams and wife, Debra K. Williams**, hereinafter called the Grantees, their successors 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. 251, on the Plan of Section Three, Primrose Acres, of record in Book 2900, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Smith and wife, Carol Smith and Joyce J. Schaubert by deed from Glen T. Allen and wife, Lela Ann Allen, dated July 14, 1999, recorded July 22, 1999, of record in Book 11584, Page 466, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas E. Stewart, Trustee by Quitclaim Deed from Steven Smith and wife, Carol Smith, and Joyce J. Schaubert, and further conveyed to Steven Smith and wife, Carol Smith by deed from Thomas E. Stewart, Trustee, dated June 25, 2001, recorded July 12, 2001, of record in Instrument No. 20010712-0074517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 107 Oaklynn Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of June 2007.

Steven Smith

Carol Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Smith and Carol Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 22nd day of June 2007.

Kelly Ann Callaghan

State of Tennessee at Large

My Commission expires: July 19, 2008

