Davidson County DEEDWARR
Recvd: 07/10/07 12:13 2 pgs
Fees:13.00 Taxes:499.50
20070710-0082134

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2007.

NOTARY PUBLIC

My commission expires: _____

CHRIS GRAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Anitoch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLIS AND WATTS, INC. P.O. Box 69 Pleasantview, Tennessee 37146	Same as new owner	MAP 120.05-0-94.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 ($135,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SHIRLEY M. WILLIAMS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ELLIS AND WATTS, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Glengarry Park, Section 1, as of record in Book 2663, Page 72, Register's Office for said county.

Said Lot No. 120 fronts 75.6 feet on the southerly side of Greymont Drive and runs back 181.5 feet on the southeasterly line and 247 feet on the northeasterly line to a dead line in the rear, measuring 128.8 feet thereon.

Being the same property conveyed to Albert W. Williams and wife, Shirley M. Williams by Warranty Deed dated February 5, 1969 and filed for record on February 11, 1969, of record in Book 4309, page 431, Register's Office for Davidson County, Tennessee. The said Albert W. Williams having since died leaving Shirley M. Williams as owner of fee simple title as surviving tenant by the entirety.

This conveyance is made subject to all matters shown on plat of record in Plat Book 2663, page 72; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 748 Greymont Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 19th day of June, 2007.

Shirley M. Williams

SHIRLEY M. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Shirley, M. Williams,** 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 seal, this the 19th day of June, 2007.

Notary Public

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.