Davidson County DEEDWARR
Recvd: 07/11/07 11:01 2 pgs
Fees:13.00 Taxes:240.13
20070711-0082550

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 $64,900.00

Affiant

KIM L. HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Subscribed and sworn to before me, this 6th day of July, 2007.

Notary Public
My commission expires:

08-0706-91146

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael Peden	Wells Fargo Bank, NA	82-03-0-092
1002 North 2nd Street	1000 Blue Gentian Road	
Nashville TN 37207	Eagan, MN 55121	

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, **Ray J. Williams and wife, Debra B. Williams**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Peden**, 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. 154, on the Plan of Sharpe and Horn's Second Addition, of record in Book 161, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ray J. Williams and wife, Debra B. Williams by deed from Jessie Greer Massey, dated July 17, 1975, recorded July 18, 1975, of record in Book 4932, Page 972, 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 1002 North 2nd Street, 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 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.

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WITNESS my hand this 6th day of July, 2007.

Ray J. Williams

Debra B. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray J. Williams and Debra B. Williams, 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 6th day of July, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: 7/19/08

