Davidson County DEEDWARR
Recvd: 08/23/07 10:47 2 pgs
Fees:13.00 Taxes:233.10

20070823-0100778

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM LAFFOON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

B-BOA-07-2305

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Lillard Jr.	Bank Of America	
2305 Alameda Street	(NAME) 1400 Best Plaza Drive, STE 101	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Richmond, VA 23227	92-3-124.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY C. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT W. LILLARD JR., hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE MAP OF THE SUBDIVISION OF THE WEST PART OF LOT NO. 2 OF THE HARDING LYTLE TRACT, AS OF RECORD IN BOOK 974, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ALAMEDA STREET AND RUNS BACK BETWEEN LINES, 163.1 FEET ON THE EASTERLY LINE AND 163.6 FEET ON THE WESTERLY LINE, TO AN ALLEY, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY C. WILLIAMS BY WARRANTY DEED FROM JOYCE DIXON RECORDED FEBRUARY 22, 2007 IN INSTRUMENT NO. 20070222-0021933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 974, PAGE 52, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS IS INVESTMENT PROPERTY ONLY; NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

unimproved ( )
This is improved (X) property, known as 2305 Alameda Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of August, 2007.

Jeffrey C. Williams

Jeffrey C. Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey C. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903