(2) 216.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

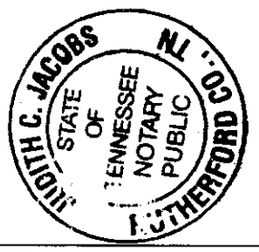
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

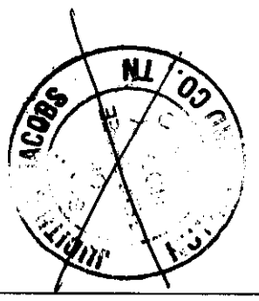
Clifton J. Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)





THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Dukes	Jeremy Dukes	43-13-0/234.00
(NAME)	(NAME)	
409 Elm Street	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **The Estate of Clarice Williams, by Ricky Williams, administrator/executor** and, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Dukes,** _____ 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 Lot Number 21 of Block "H" on theplan of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot Number 21 fronts 50 feet on the Northerly margin of Elm Street and extends back between parallel lines 200 feet, to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Jack Williams and wife, Clarice D. Williams, by Warranty Deed from Anna Mae Giles, dated March 27th 1969 and filed for record in Book 4322, Page 314, in the Register's Office for Davidson County, Tennessee. The Said Jack Williams having predeased Clarice D. Williams. Clarence D. Williams died September 8th 2006, ****
Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2007 Taxes have been prorated between the parties.

Subject to any and all matters appearing on the plan of record in Plat Book 843, page 44, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 409 Elm Street, Madison, TN 37115
(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 17th day of October, 2007.

Davidson County DEEDWARR
Recvd: 10/18/07 15:49 2 pgs
Fees:13.00 Taxes:203.50

20071018-0123851

The Estate of Clarice Williams

By: Ricky Williams EXECUTOR
Ricky Williams, administrator/executor

***By Probate Case #07P-569 Ricky Williams was appointed administrator/Executor of the Estate of Clarice Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 17th day of October, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

