G#20936-2

BOX #14A

PREPARED BY:
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/02/07 11:59 3 pgs
Fees:18.00 Taxes:980.50
20071102-0129480

ADDRESS NEW OWNER:
James S. Thomas
2828 Old Hickory Blvd
Nashville, TN 37221

SEND TAX BILLS TO:
ABN AMRO Mortgage Group, Inc.
4242 N. Harlem Ave
Norridge, IL 60706

Map & Parcel # 105-10-0-136.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Helen M. Rucker Williams, unmarried,** hereinafter called the **Grantors**, do hereby convey unto **James S. Thomas, unmarried,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davison County, State of Tennessee, and legally described as:

Land in Nashville County, Tennessee, and more particularly bounded and described as follows, to wit:

Being the easterly half of the westerly half of Lot No. 109 in the Waverly Land Company's Plan of lots, called "Waverly Place", as of record in Book 57 Page 95, Register's Office for said County, and more fully described as follows:

Said part of Lot No. 109 fronts 59 feet on the southerly side of Acklen, formerly Kirkman, Avenue and runs back 250 feet to an alley measuring 38 1/2 feet thereon.

This conveyance is made subject to restrictive covenants of record in Book 221, Page 258, and Register's Office.

Same description as prior deed.

Being the same property conveyed to Helen M. Rucker by Warranty Deed dated January 26, 1961, from Mary McAdoo of record in Book 3179, Page 548, Register's Office for Davidson County, Tennessee. And further conveyed to Rheba A. Holder, Romona L. Matlock, and William T. Tucker, Jr., and a Life Estate reserved to Helen M. Rucker Williams, by Quitclaim Deed dated April 18, 2005, from Helen M. Rucker Williams, of record in Instrument No. 20050420-0044075, said Register's Office. The said Rheba A. Holder, Romona L. Matlock and William T. Rucker, Jr., further conveyed their interest to Helen M. Rucker Williams by Quitclaim Deed dated April 13, 2007, of record in Instrument No. 20070419-0046723, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the

Grantees 2) All restrictions of record 3) All easements of record 4)All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is unimproved property known as: 829 Acklen Ave Nashville, TN 37203 .

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER CONVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of October, 2007.

Helen M. Rucker Willams

Helen M. Rucker Willams

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Helen M. Rucker Williams known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of October, 2007.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00.

James S Thomas
Affiant

Sworn and subscribed before me on 10/30/2007.

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

