# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

**BOX 13**
#13501

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark A. Hayes | Mark A. Hayes | 09107031500 |
| (NAME) | (NAME) | |
| 73 White Bridge Rd Ste 103 #135 | 73 White Bridge Rd Ste 103 #135 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville TN 37205 | |
| (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, Frances Johnson, administrator for the estate of Thomas Williams and Jeanan Mills Stuart, as and conservator for Ruby Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Hayes, unmarried, 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:

Being lots Nos. 1114 and 1116 of Block 166, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lots Nos. 1115 and 1116 front together 50 feet on the southerly side of Michigan Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas Wilson Williams, by deed of record in Book 4319, Page 611, Register's Office for Davidson County, Tennessee. Thomas Wilson Williams having since died intestate leaving as his only heir his wife, Ruby Williams, reference probate court order of sale in Davidson County Probate Court #07P-1244.

This conveyance is subject to any and all existing restrictions and easements of record.

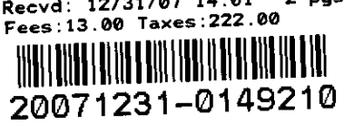
unimproved ☐

This is improved ☒ property, known as 5207 Michigan Avenue, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 12/31/07 14:01 2 pgs
Fees:13.00 Taxes:222.00



20071231-0149210

Witness our hands this 21st day of December, 2007.

Frances Johnson, administrator for the estate of Thomas Williams

Jeanan Mills Stuart, as conservator for Ruby Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of December, 2007, before me, personally appeared Frances Johnson as Administrator for the Estate of Thomas Williams, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her fee act and deed.

On this the 21st day of December, 2007, before me, personally appeared Jeanan Mills Stuart as Conservator for Ruby Williams, to me known to be the person described in and who executed the foregoing instrument, and who acknowledge the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2007

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County