Record & Return to
Walnut Title Company
155 Franklin Road
Brentwood, TN

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/07/08 14:39 2 pgs
Fees:13.00 Taxes:203.50
20080107-0001906

ADDRESS NEW OWNER:
J. Nathan McWilliams
1906 Bransford Avenue
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
900 W. Trade Street
Charlotte, NC 28225-0001

MAP **105-11**
GROUP
PARCEL **280.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Louis H. Dobbins and Jennifer Renee Dobbins f/k/a Jennifer Driver,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **J. Nathan McWilliams, unmarried**, hereinafter called the GRANTEE, his 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 No. 27 on the Map of George I. Waddey's Subdivision of the South part of Lots Nos 4, 5 and 6 of the Horton Lots, as of record in Book 547, page 8, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Louis H. Dobbins and Jennifer Renee Dobbins f/k/a Jennifer Driver by deed from Louis H. Dobbins and wife, Jennifer Renee Dobbins of record in Book 11221, page 265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **1906 Bransford Avenue, Nashville, Tennessee 37204.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the 27th day of **December, 2007.**

Louis H. Dobbins

Jennifer Renee Dobbins

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Louis H. Dobbins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 27th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 12/21/2010

CAROL A. ELDRIDGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF Hickman

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer Renee Dobbins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 22nd day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 12/21/2010

CAROL A. ELDRIDGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2007.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/19/2008

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY