equity

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/16/08 10:41 2 pgs
Fees:13.00 Taxes:1128.50
20080116-0004828

W & I Ref:(____gj___) Title No: 49104
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin McGhee Connie McGhee 5609 Trousdale Drive Brentwood, Tennessee 37027	5609 Trousdale Dr. Brentwood, TN 37027-4308

TAX MAP-PARCEL NUMBERS: 16011006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Kipling Williams and James Cleland Williams III**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin McGhee and spouse, Connie McGhee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hearthstone, Phase 9 of record in Book 6900, page 374, as amended by Surveyors Certificate of Correction in Book 7334, page 188, Register's Office for said County.

Said Lot No. 28 which is a corner lot, fronts 85.00 feet on the northerly margin of Trousdale Drive and fronts 129.00 feet on the easterly margin of Thyme Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the northerly line and 154.00 feet on the easterly line to a point of intersection.

Being the same property conveyed to James C. Williams and wife, Mildred A. Williams by deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, dated July 24, 2001 and recorded on August 23, 2001 of record in Doc. No. 20010823-0091084, Register's Office for Davidson County, Tennessee. Mildred A. Williams has since died, thereby leaving James C. Williams as surviving tenant by the entirety. James C. Williams has since died. By Will of Record in Probate Doc. #07P140 Probate Court Clerks for Davidson County, Tennessee, the said James C. Williams devised all of his interest in subject property to James Cleland Williams, III and Steven Kipling Williams.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 374, as amended by Surveyors Certificate of Correction of record in Book 7334, page 188,, said Register's Office, which Plan shows a 30 foot minimum building setback line from Trousdale Drive, and a 15 foot minimum setback line from Thyme Court, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the northerly and easterly line(s), together with an 8 inch sewer line lying within the easterly portion of said easement; The Declaration of Covenants, Conditions and Restrictions of record in Book 5409, page 485, Book 7302, page 92, Book 7053, page 982, Book 9945, page 958, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5609 Trousdale Drive, Brentwood, Tennessee 37027

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds 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.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2007.

Steven Kipling Williams

James Cleland Williams III

State of TENNESSEE
County of DAVIDSON

On this 28th day of December, 2007 , before me the undersigned authority, personally appeared Steven Kipling Williams and James Cleland Williams III , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ... My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $305,000.00

Angelina Scissom
Affiant

Sworn and subscribed before me this the 28th day of December, 2007

My Commission Expires: 6-27-2011

Notary Public

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: JUNE 27, 2011