THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27415-02-2008** **Record & Return To:** **The Title Shop** **1612 Westgate Cir., Ste. 214** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00 Affiant Subscribed and sworn to before me this 5th day of March, 2008. Notary Public My Commission Expires: 5/24/08

PATRICK G. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Charlotte Lee Smith 1507 Tremont Street Nashville, TN 37212	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 105010189.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kim E. Williams, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlotte Lee Smith** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1507 Tremont Street, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of March, 2008.

Kim E. Williams

Phyllis Ann Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kim E. Williams and Phyllis Ann Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 22, 2011

Davidson County DEEDWARR
Recvd: 04/28/08 09:24 2 pgs
Fees:13.00 Taxes:777.00

20080428-0042754

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One Hundred Two, Edgehill Estates, as of record in Plat Book 4715, page 191, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kim E. Williams, married by deed dated May 30, 2000 from Priscilla Mowles and husband, Edward M. Mowles of record in Instrument No. 200005310053867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4715, page 191, Register's Office for Davidson County, Tennessee.