Davidson County DEEDWARR
Recvd: 05/02/08 10:10 1 pgs
Fees:13.00 Taxes:943.50

20080502-0044977

CARA MONFORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires JAN. 9, 2012

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of April, 2008.

Notary Public

(Affix Seal)

My Commission Expires: 1/9/2012

AT-20080102

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas I. Curtis and Angela D. Curtis	New South Federal Savings Bank	081.12-0-392.00
1406 10th Avenue North	210 Automation Way	
Nashville, TN 37208	Birmingham, AL 35210	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Vincent C. Williamson and Brenda O. Williamson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas I. Curtis and Angela D. Curtis husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the Northerly 36 feet of Lot No. 145 and the Southerly 8 feet of Lot No. 146 on the plan of McGavock, Westmore and others in Book 21, page 23, Register's Office for Davidson County, Tennessee and further described as follows;

Said parts of Lot Nos 145 and 146 front together 44 feet on the easterly side of 10th Avenue North, formally Polk Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Vincent C. Williamson and Brenda O. Williamson, husband and wife from Temore Willis by Warranty Deed dated March 31, 2005 and recorded April 4, 2005 in Instrument #20050404-0036167, Register's Office fro Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1406 10th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 18th day of April, 2008

Vincent C. Williamson

Vincent C. Williamson

Brenda O. Williamson

Brenda O. Williamson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Vincent C. Williamson and Brenda O. Williamson, the bargainor(s), 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 and official seal at Williamson, Tennessee, this 18th day of April, 2008.

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April G Nichols

Notary Public
My Commission Expires: 6-12-11

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212