ADDRESS NEW OWNER:
Sarah E. Williams
Derek J. Williams
1202 Calvin Ave.
Nashville, TN 37206

SEND TAX BILL TO:
Bank of America
P.O. Box 535318
Atlanta, GA 30353-5318

MAP & PARCEL NOS.:
83-05-0 314

Davidson County DEEDWARR
Recvd: 06/24/08 10:07 2 pgs
Fees:13.00 Taxes:1170.13
20080624-0064864

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Amy M. Powell, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sarah E. Williams and Derek J. Williams, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41, Block "C", on the Plan of F.O. Beazley, East Nashville, as shown on plat of record in Plat Book 2, Page 66, Chancery Court at Nashville, Tennessee. Said Lot No. 41 fronts 50.0 feet on the south side of Calvin Avenue and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Amy M. Powell, unmarried, by Warranty Deed dated July 23, 2004, from Michael Dean Velting, unmarried, in Instrument No. 20040729-0090841, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1202 Calvin Ave., Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year and subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2, Page 66, Chancery County for Davidson County, Tennessee, and all matters therein.

A.M.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $316,250.00.

Affiant

Subscribed and sworn before me this 20th day of June, 2008.

My Commission Expires: 9-19-09

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **June, 2008**.

Amy M. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Amy M. Powell, unmarried** , with whom I am personally acquainted, or who 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 office this **20th** day of **June, 2008**.

Notary Public
My Commission Expires: 11-14-2009

File No. 0806-094

My Commission Expires NOV. 14, 2009