Davidson County DEEDWARR
Recvd: 06/30/08 15:52 3 pgs
Fees:18.00 Taxes:1128.50

20080630-0067423

[The Area Above Is Reserved For Register's Office Use]

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Number:
Kathryn S. Williams, et al		Map: 104-07-0
1802 Natchez Trace	Same	Parcel: 284.00
Nashville, TN 37212-3331		24W-04110

For and in Consideration of the sum of **$305,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, Emily M. Pepper and Mary M. Frey and THE FREY FAMILY LIVING TRUST [as the sole and separate property of Mary M. Frey as to a one-half (½) undivided interest], as sole devisees and/or successor interest devisee under the Will of **Zora T. McConnell** (being one and the same person as **Lula Ozora Tompkins McConnell**)

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Kathryn S. Williams and Jesse F. Williams III, (daughter and father) as tenants in common with the right of survivorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being **Lot No. 5 and the southerly 5-feet of Lot No. 6** on the Map of **Rich's Re-subdivision** (of certain lots in Stokes and Marshall's Subdivision) recorded May 10, 1928, as of record at **Plat Book 547, page 172** in the Register's Office for said County.

Said Lot No. 5 and southerly 5-feet of Lot No. 6 front together 55 feet on the easterly side of 28th Avenue South or Compton Road **(now known as Natchez Trace)** and extends back between lines 151 feet, more or less, on the northerly line and 151.6 feet on the southerly line to a dead line (along the westerly margin of an alley) and measures 55 feet thereon.

Being all the same property conveyed to J. P. Tompkins and wife Cordelia Tompkins and Lula Ozora Tompkins by deed as of record at Book 846, page 525 (the assumed loan at Book 847, page 370 mentioned therein being marginally released March 10, 1930), and all the same property conveyed to Lula Ozora Tompkins McConnell by deed from J. P. Tompkins and wife Cordelia Tompkins as of record at Book 1308, page 328, who reserved a life estate therein and both having since died in Nashville, Tennessee, the said J. P. Tompkins on August 30, 1954, and the said Cordelia Tompkins on July 13, 1953, and all the same property conveyed to THE FREY FAMILY LIVING TRUST by deed from Mary M. Frey (her ½-interest) at Instrument Number 20060810-0098390 all of record in said Register's Office, and the above description is the same as appears therein.

The said Zora T. McConnell, the mother of the said Emily M. (McConnell) Pepper and Mary M. (McConnell) Frey, having since died testate in Davidson County, Tennessee, on February 7, 1981 [TN Death Cert # 81-004121], and her spouse, Rev. Herbert Spencer McConnell, having predeceased her in Davidson County, Tennessee, on December 13, 1972 [TN Death Cert #72-037838]. By the Will of the said Zora T. McConnell of record at Book 5783, page 10, said Register's Office (and of record at Will Book 105, page 163, Davidson County Probate Court Clerk's Office), all of the entire residue of her estate was devised to her said daughters as vested alternate devisees as the said Herbert Spencer McConnell, their father and the spouse of the said Lula Ozora Tompkins McConnell, having since died.

Spencer McConnell, their father and the spouse of the said Lula Ozora Tompkins McConnell, having since died. This conveyance is subject to 2008 property taxes which have been prorated this date and the grantee assumes in full (subject to a required re-proration in the event the actual 2008 tax amount differs from the $4,916.99 used in this transaction) and to the limitations shown on said plan at Plat Book 547, page 172, said Register's Office.

This is IMPROVED property known as: **1802 Natchez Trace, Nashville, TN 37212-3331**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 25 day of June, 2008.

Emily M. Pepper

Emily M. Pepper

Mary M. Frey

Mary M. Frey

THE FREY FAMILY LIVING TRUST

By: George W. Frey
George W. Frey, Trustee

By: Mary M. Frey
Mary M. Frey, Trustee

STATE OF ~~TENNESSEE~~ TENNESSEE:
COUNTY OF ~~DAVIDSON~~ DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 305,000.00.

Emily M. Pepper
Affiant

Subscribed and sworn to before me on June 26, 2008.

My Commission Expires: 08/23/2011

Notary Public

MARBUT GLENN GASTON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OFFICIAL SEAL
STEPHEN HOLTON
NOTARY PUBLIC - State of Arizona
COCONINO COUNTY
My Comm. Expires June 9, 2011

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily M. Pepper**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on June 26, 2008.

My Commission Expires: 08-23-2011

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ARIZONA:
COUNTY OF Coconino:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary M. Frey** and **George W. Frey** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of THE FREY FAMILY LIVING TRUST, the within named bargainor, a trust, and that they, as such Trustee, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of THE FREY FAMILY LIVING TRUST, by themselves as such Trustees, and Mary M. Frey also acting individually and personally and also executing this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on June 25th, 2008.

My Commission Expires: June 9, 2011

Notary Public:

[Please affix Notary Seal]

OFFICIAL SEAL
STEPHEN HOLTON
NOTARY PUBLIC - State of Arizona
COCONINO COUNTY
My Comm. Expires June 9, 2011

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ~ (615) 385-2804 ~ TN Supreme Court# 003143