Davidson County DEEDQC
Recvd: 10/16/08 12:55 4 pgs
Fees:23.00 Taxes:194.25
20081016-0104211

This instrument prepared by:
LAW OFFICE OF DAVID J. WAYNICK
211 Donelson Pike, Suite 2
Nashville, TN 37214
(615) 885-5707

ADDRESS OF NEW OWNER:
Fred O. Williams
3213 Knobview Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
To New Owner

MAP **95-8**
GROUP
PARCEL **106**

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration), I, **Bettie Williams Fetherman**, by these presents do hereby quitclaim, grant and convey unto **Fred O. Williams**, his successors and assigns, all of my right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

> Lying in the third Civil district of said County, and beginning on a post, the sotuh-west [southwest] corner of Lot No. 2, heretofore conveyed to our daughter Minnie B. Hearled; thence south 56 degs and 26 ms W. 483.25 feet to a post, the south-east corner of Clouse Helms' tract; thence north 0 degs and 10 ms W. 472.9 feet to a post; thence north 47 degs and 30 ms W. 208.8 feet to a post; thence north 30 degs and 54 ms E. 358 feet to a post; thence south 31 degs and o5 ms E. 763 feet to the beginning. And being lot No. 3 on the plan of Blue Fields, as surveyed and revised by S. M. McMurray Engineering Company, which plan is of record in Book No. 843, page 34 of the Register's Office for Davidson County, Tennessee.
>
> Subject to a Dedication of Easement of Record in Book 4931, Page 231 of the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Georgia Marie Williams by A. M. Helms and wife Alice Helms, of record in Book 1344, Page 556 of the Register's Office for Davidson County, Tennessee.

Georgia Marie Williams having since died testate, her Estate being administered in the Probate Court of Davidson County, Tennessee, Docket #93P-349; her will devising said property to Fred O. Williams and Bettie Williams Fetherman.

This conveyance is made with the further understanding that no part of the property conveyed is to be sold, aliened or devised by the conveyee without the consent of the conveyors, until the youngest child of the said Georgia Marie Williams attains the age of twenty-one years, unless such conveyance is joind by the said A. M. Helms. There shall be 20 ft. road through north part of this property as surveyed by McMurray Engineering Co.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Monroe

The actual consideration or value, whichever is greater for this transfer is $ 52,500.00

Bettie Williams Fetherman
Affiant

Subscribed and sworn to before me this 10 day of ~~September~~ October 2008.

Mary E. LaBar
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary E. LaBar, Notary Public
Smithfield Twp., Monroe County
My Commission Expires Jan. 28, 2012
Member, Pennsylvania Association of Notaries

IN WITNESS WHEREOF we have hereunto set our hands on this the 10 day of ~~September~~ October 2008. (mf)

Bettie Williams Fetherman

Bettie Williams Fetherman

STATE OF ~~TENNESSEE~~ Pennsylvania (mf)
COUNTY OF ~~DAVIDSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettie Williams Fetherman, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 10 day of ~~September~~ October 2008. (mf)

Mary E. LaBar
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary E. LaBar, Notary Public
Smithfield Twp., Monroe County
My Commission Expires Jan. 28, 2012
Member, Pennsylvania Association of Notaries

CERTIFICATION

I, Justin Conn , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Justin Conn

State of Tennessee
County of Davidson

On this 16 th day of October, 2008, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Justin Conn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011