State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $126,500.00

Affiant

Subscribed and sworn before me this the 30th day of October, 2008

Notary Public My Commission Expires: 7/16/11

SUSAN MAGNUSON Notary Public RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/12/08 16:23 2 pgs
Fees:13.00 Taxes:468.05
20081112-0112158

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Marian Brown **5361 Sunnyvale Drive** **Antioch, Tennessee 37013**	**5361 Sunnyvale Drive** **Antioch, Tennessee 37013**	**Volunteer Trust Mortgage** **301 S. Perimeter Park Dr.** **Nashville, Tennessee 37211**

Map 176-5-A Parcel 65

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,

NORMA R. WILLIAMS, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MARIAN BROWN, AN UNMARRIED PERSON AND SYLVIA M. McQUEEN, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Hickory Woods Section C of record in Plat Book 6900, pages 685-687, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Norma R. Williams, unmarried by Warranty Deed from Holigan Family Investments, Inc. of record in Book 10649, page 305, Register's Office for Davidson County, Tennessee, dated October 15, 1997.

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6900, page 885-887, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 7857, page 94,and Re-recorded in Book 7876, page 75, Book 9616, page 477, Book 9678, page 187, Book 9764, page 44, Book 11180, page 802, and amended in Instrument No. 20001207012045O and in Instrument No. 200310100150800, Register's Office for said County.

Charter for HOA of record in Book 7857, page 87Book 7876, page 67 and Book 9680, page 319. Register's Office for said county.

Subject to Boundary Plat in Book 6900, page 884, Register's Office for said county.

By-Laws of record in Book 9678, page 213, amended in Instrument No. 2001207-0120450; Transmission Line Easement in Book 9632, page 973, Sewer Easement in Book 9770, page 311, Book 8169, page 564, and Book 8169, page 571; Waterline Easement in Book 8169, page 579 and Book 8169, page 588; Gas Line Easement in Book 5897, page 209, Book 5909, page 915 and Book 5897, page 224, Rights of others in and to the common areas and/or elements of record in the Register's Office for said county.

Subject to any easement and/or restriction of record in the Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and 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(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 30th **Day of October, 2008.**

Norma R Williams

Norma R. Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State,

Norma R. Williams

, the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **her** executed the within instrument for the purposes contained.

Witness my hand and official seal this 30th **day** of **October, 2008**

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPRIES 4/16/11