Davidson County DEEDWARR
Recvd: 12/05/08 13:32 2 pgs
Fees:13.00 Taxes:828.80

20081205-0118002

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45885

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/11

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charlotte E. Williams | Charles Schwab Bank | 08301032200 |
| 1112 N. 14th Street | 1 Mortgage Way | |
| Nashville, TN. 37206 | Mt. Laurel, NJ 08054 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**David C. Dees, Jr., unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Charlotte E. Williams, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the easterly 160 feet of the northerly 50 feet of Lot No. 5 on the map of Greenway, as of record in Book 421, page 110, said Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 5 fronts 50 feet on the westerly side of 14th Street, and runs back between parallel lines 160 feet to a dead line.**

**Being the same property conveyed to David C. Dees, Jr., by deed from Pauline P. Forkum and Charles E. Haynes of record in Instrument Number 20050701-0076393, Register's Office for Davidson County, Tennessee.**

**This description is the same as was used in the last deed of record.**

Unimproved ( )
This is improved ( X) property known as 1112 N. 14th Street, Nashville, TN 37206

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, and we do covenant with the 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 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 GRANTEES, 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 3rd day of December, 2008

David C. Dees, Jr.

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 David C. Dees, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 2008

Alan L Saturn

Notary Public

My Commission Expires: 7/24/2010

