This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P09-1106-D

BILL GARRETT, Davidson County
Trans:T20090029639 DEEDWARR
Recvd: 05/05/09 11:22 2 pgs
Fees:13.00 Taxes:432.90
20090505-0040993

WARRANTY DEED

Address of New Owners:
Ms. Kelly Jean Myers
3122 Stafford Drive
Nashville, TN 37214

Send Tax Bills To:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste 6100
Nashville, TN 37219

For and 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, We,
James B. Williams and Alice Faye Oldfield

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Kelly Jean Myers, unmarried

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 Lot No. 198, as shown on the map entitled. the Plan of Stanford Country Club Estates, Section IV, of record in Plat Book 2900, Pages 83 and 84, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Evelyn Martin Williams, a widow, on January 10, 1961 in Book 3177, Page 595, Register's Office of Davidson County, Tennessee. The said Evelyn Martin Williams (also known as Lissie Evelyn Williams) died testate on December 27, 2008 and by her Last Will and Testament conveyed subject property to her children, Alice Faye Oldfield and James B. Williams, as tenants in common, ½ undivided interest each. (See verified petition for probate of will without administration in the matter of the Estate of Lissie Evelyn Williams of record in file #09P529, Probate Court for Davidson County, Tennessee.

This conveyance is subject to Utility and Drainage Easements, building setback lines, and other matters as shown on a plat of record in Plat Book 2900, Pages 83 & 84, Register's Office of Davidson County, Tennessee, which are incorporated herein by reference.

This conveyance is subject to restrictive covenants affecting the subject property of record in Book 3066, Page 219, Register's Office of Davidson County, Tennessee, which are incorporated herein by reference.

This is ( ) Unimproved (X) Improved property known as 3122 Stafford Drive, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO: 2009 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 1st day of May, 2009.

James B. Williams

Alice Faye Oldfield

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Williams and Alice Faye Oldfield, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of May, 2009.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 20, 2010

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2009.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 20, 2010

Map: 085-07-0
Parcel: 065.00