BILL GARRETT, Davidson County
Trans:T20090029696 DEEDWARR
Recvd: 05/05/09 12:47 2 pgs
Fees:13.00 Taxes:366.30
20090505-0041056

Prepared by:
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615-794-5644

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April 2009.

Notary Public
My commission expires: 5/22/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie M. Williams 253 Neely's Bend Rd Madison TN 37115-0000	OWNER	05201011300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Vivian E. Lee Tallent a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Julie M. Williams an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 10 feet of Lot No. 4 on the westerly 43 feet 4 inches of Lot No. 5 of Block A on the map of Crittenden Estates of record in Book 974 Page 69 Register's Office for Davidson County, Tennessee. Said parts of said Lots Nos. 4 and 5 adjoin and front together 53 feet 4 inches on the northerly side of Neely's Bend Road and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Vivian E. Lee (now known ad Vivian E. Lee Tallent) by deed from Carl Miles McMurtry, Trustee of record in Book 9478 Page 766 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Crittenden Estates of record in Book 974 Page 69, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 1129, page 521, Register's Office for Davidson County, Tennessee

This property is improved property known as 253 Neely's Bend Rd, Madison, Tennessee 37115-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 27 day of April, 2009.

Vivian E. Lee Tallent

Mark Allen Tallent

Who joins in this conveyance for the sole Purpose of conveying any marital interest he may Have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian E. Lee Tallent and Mark Allen Tallent, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of April, 2009.

Notary Public

My Commission expires: 3/29/11
FILE NO: 06123

Amy Cross Nance
State of Tennessee Notary Public
Williamson County