BILL GARRETT, Davidson County
Trans:T20090044533 DEEDWARR
Recvd: 07/02/09 11:18 2 pgs
Fees:13.00 Taxes:370.00

20090702-0061769

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090600563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$100,000.00

Jessica Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
1st day of JULY, 2009

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JESSICA WEAVER	**BANK OF AMERICA, N.A.**	**044-15-0-273.00**
1013 ELLISTON STREET	**P.O. BOX 660694**	
OLD HICKORY, TN 37138	**DALLAS, TX 75266-0694**	

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, WE,

ROBERT E. WILLIAMS

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

JESSICA WEAVER, 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. 60 on the Plan of Section "D", Village of Old Hickory, of record in Plat Book 1424, page 65, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Williams, by Special Warranty deed from DLJ Mortgage Capital, Inc., by its duly authorized attorney in fact Wells Fargo Bank, N.A., aka Wells Fargo Home Mortgage, dated 8/29/08 and recorded 9/24/08 in Instrument No. 20080924-0097054, also being the same property conveyed to DLJ Mortgage Capital, Inc., by Trustee's Deed from Matthew Smith, as Co-Trustee, dated 05/22/08 and recorded 05/29/08 in Instrument No. 20080529-0054448; Aaron L Squyres was appointed Successor Trustee and Matthew Smith, as Co-Trustee by Appointment of Successor Trustee dated 04/18/08 and recorded 04/28/08 in Instrument No. 20080428-0042955 (under the terms of Deed of Trust executed by Thomas Bess and Melissa Bess to MERS, Inc. acting solely as a nominee for the CIT Group Consumer Finance, Inc. (TN)(a Delaware Corporation), dated 09/09/05 and recorded 09/15/05 in Instrument No. 20050915-0111073, Register's Office of Davidson County, Tennessee), also being the same property conveyed to Thomas Bess and wife, Melissa Bess by Quitclaim Deed from Thomas Bess and Melissa Bess, formerly known as Melissa Reed, dated 09/09/05 and recorded 09/15/05 in Instrument No. 20050915-0111072, also being the same property conveyed to Thomas Bess and Melissa Reed, as tenants in common with rights of survivorship by Warranty Deed from James C. Wright, dated 07/20/04 and recorded 07/28/04 in Instrument No. 20040728-0090622, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **1013 ELLISTON STREET, OLD HICKORY, TN 37138**
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 our hands this 1st day of JULY, 2009.

Robert E. Williams

ROBERT E. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of JULY, 2009.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted and who upon and _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2009.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2009, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 2009.

Commission Expires:_____

_____
Notary Public