File Box 24B

WARRANTY DEED

CLARK-H09099

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 4th DAY OF September, 2009.

Notary Public

(Affix Seal)

My Commission Expires: 10/22/11

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Catherine Clark	Guaranty Trust	073.09-0-040.00
2403 Gregory Drive	316 Robert Rose Drive	
Nashville, TN 37216	Murfreesboro, TN 37129	

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, I/we, HARRY ALLISON WILLIAMS, SOLE HEIR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CATHERINE CLARK, hereinafter called the Grantee(s), their heirs and assigns, that 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. 41 on the Map of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 101.02 feet on the north side of Gregory Drive and extends back 187.12 feet on the east line and 190.34 feet on the west line, which is a broken line, to a dead line in the rear, on which it measures 54.14 feet.

Being the same property conveyed to Anderson Balinger by Deed of record in Book 9537, page 621, Register's Office for Davidson County, Tennessee. The attempted conveyance of the property by Anderson Balinger to Peggy Balinger of record as instrument number 20030930-0143932 failed for want of an adequate legal description and a deed reference and was thus invalid. Anderson Balinger having since died on September 22, 2003 leaving as his sole heir and beneficiary his adopted son Harry Allison Williams, and Peggy Balinger having since died leaving as her sole heir and beneficiary her natural-born son Harry Allison Williams.

( ) unimproved
This is (X) improved property known as 2403 Gregory Drive, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 4th day of September, 2009 :

Harry Allison Williams

Harry Allison Williams

BILL GARRETT, Davidson County
Trans:T20090061189 DEEDWARR
Recvd: 09/04/09 14:51 1 pgs
Fees:13.00 Taxes:407.00
20090904-0083604

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRY ALLISON WILLIAMS, SOLE HEIR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 4th day of September, 2009.

Notary Public

HONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

My Commission Expires:
Aug. 22, 2011