STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2009.

Notary Public
MY COMMISSION EXPIRES: 6-30-10
File No. G9-9039D

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20090080195 DEEDWARR
Recvd: 11/25/09 12:32 2 pgs
Fees: 13.00 Taxes: 240.50
20091125-0108533

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffery S. Williams, a married man, and Amy Marie Williams (NAME)	Wilson Bank & Trust (NAME)	43-6-99
302 Nix Drive (STREET ADDRESS)	1436 W. Main Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary Frances Kinnard, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery S. Williams, a married man,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 of Tract 14 or an unrecorded plan of a recorded plan in Book 1130, page 37, Register's Office for said County, known as the ANDERSON ESTATES, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot begins at a point on the easterly margin of Nix Drive at the corner of Lots Nos. 23 and 22, being 94.9 feet, more or less north of the northerly margin of Roosevelt Avenue; thence with the line between lots 23 and 22 eastwardly 175 feet to a dead line; thence with said dead line northwardly 115 feet to the common corner of lots nos. 22 and 21; thence with line between lots 22 and 21 westwardly 175 feet to the easterly margin of Nix Drive; thence southwardly with said Drive 115 feet to the beginning.

BEING the same property conveyed to Mary Frances Kinnard and George B. Kinnard, wife and husband from Bert C. Ferguson and wife, Janelle Melton Ferguson, by Installment Deed dated February 3, 1964, in Book 3678, Page 173, in the Register's Office for Davidson County, Tennessee.

George B. Kinnard has since died, vesting sole ownership in Mary Frances Kinnard as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 302 Nix Drive, Madison, TN 37115.

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. Whenever 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 20th day of November, 2009.

Mary Frances Kinnard — November 20, 2009

Mary Frances Kinnard — Date

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 Mary Frances Kinnard, 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, this 20th day of November, 2009.

My Commission Expires: 11/20/09

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of November, 2009.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122