Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $154,000.00

Frankie J. Williams
Affiant

BILL GARRETT, Davidson County
Trans:T20100002186 DEEDWARR
Recvd: 01/12/10 09:10 2 pgs
Fees:13.00 Taxes:569.80
20100112-0002758

Subscribed and sworn to before me, this day of January, 2010.

Dolly T. Peay
Notary Public
My commission expires: 04/23/2013

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

02-0912-46811

Address of New Owner:	Send Tax Bills to:	Tax Information
Frankie J. Williams	City First Mortgage Svc	090-16-0-069.00
6209 Henry Ford Drive	750 South Main St, Ste 104	
Nashville TN 37209	Bountiful, UT 84010	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Geraldine F. McGrady, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Frankie J. Williams, hereinafter called the Grantees, their successors 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. 204, on the Plan of Charlotte Park, Section III, of record in Book 2663, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Duncan, Trustee by Quitclaim Deed from John McGrady, Jr., and further conveyed to John McGrady, Jr. and wife, Geraldine F. McGrady by Quitclaim Deed from John Duncan, Trustee, dated July 27, 1970, recorded July 28, 1970, of record in Book 4434, Page 468, Register's Office for Davidson County, Tennessee. John McGrady, Jr. died April 12, 2007, leaving Geraldine F. McGrady as the sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6209 Henry Ford Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of January, 2010.

Geraldine F. McGrady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Geraldine F. McGrady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of January, 2010.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Record and return to:
Hallmark Title Co
3027 Highway 31 W
White House, TN 37188