BILL GARRETT, Davidson County
Trans:T20100025940 DEEDWARR
Recvd: 04/30/10 12:28 2 pgs
Fees:13.00 Taxes:240.50
20100430-0033043

Address New Owners:
Diane Nelson
1705 Underwood Ave.
Nashville, TN 37208

Map Parcel No:
8-15-300

Send Tax Bills to:
SAME

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Araminta Williams Family Partnership

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Diane Nelson

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee described as Lot No. 43 of Manlove's Heirs Addition to Nashville, Tennessee, of record in Book 21, Page 129, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Araminta Williams Family Partnership by deed from Chan McCullough, Trustee, of record in Instrument Number 20090223-0015439, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1705 Underwood Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 28th day of April, 2010.

Araminta Williams

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Araminta Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing partner of Araminta Williams Family Partnership, the within named bargainor, a Tennessee general partnership, and that she as such managing partner is properly authorized and executed the foregoing instrument for the purpose therein contained, by signing the name of Araminta Williams Family Partnership by herself as managing partner .

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April 2010.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $65,000 .

Diane Nelson

AFFIANT

Subscribed and sworn to me this 28 day of April, 2010.

Commission expires 4/23/2013 Notary Public Charlene Shelton

CHARLENE SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument prepared by:
Chan McCullough
700 Craighead St #103
Nashville, TN 37204