File Number: RT11455

THIS INSTRUMENT PREPARED BY:
Resource Title Agency, Inc. (Tennessee Division)

2630 Elm Hill Pike #350

Nashville, TN 37214

Address New Owner(s)
Troy A. Williams &M. Denise Williams
4503 Cato Rd.
Nashville, TN. 37218

BILL GARRETT, Davidson County
Trans: T20100027599 DEEDWARR
Recvd: 05/07/10 15:04 3 pgs
Fees: 18.00 Taxes: 129.50
20100507-0035171

Send Tax Bills To:
Troy A. Williams & M. Denise Williams
4479 Cato Rd.
Nashville, TN. 37218-3703

Map & Parcel Nos.:
57-85, 57-84, 57-88, 57-68.02

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd **day of** April, **2010**, by and between **Buddy Shane Crook**, single party of the first part, and **Troy A. Williams and M. Denise Williams**, husband & wife party of the second part,

WITNESSETH: That for and in consideration of **THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($35,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Real estate located in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows: The following property described in part with reference to a survey by Ralph W.C. Lambert, dated January 13, 1968.

TRACT I: Being part of Lot No.1 on the plat of the division of the land of Martha A. Simpkins, deceased, as of record in Minute Book 'CC", page 95, Circuit Court for said county, described as follows:

Beginning at an iron pin in the center of Cato Branch at the northeast corner of the property conveyed to Robert Winfrey and wife, by deed from Ralph B. Gartman and wife, as of record in Book 3529, Page 67 , Registers Office for said County, said Point also lying in the southwesterly line of the property conveyed to Garner E. Norfleet, Jr., and wife, by deed from Bethel P. Carman and wife, as of record in Book 2601, page 49, said Registers Office; thence with the center of said Branch, along said Norfleet's southwesterly line, as follows: south 27 deg. 46' east 15 feet, south 26 deg. 30' east 42 feet, south 33 deg. east 65 feet, south 37 deg. 30' east 62 feet to a point; thence in part with the center of said Branch, along said Norfleet's Southwestwardly line and continuing with Carman's southwesterly line, south 35 deg. east 427 feet to a 12-inch elm at a point in said Branch, same being a corner of said Carman's property, thence leaving said Branch, and with a fence along the westerly line of the Paul Porter property, south 15 deg. west 200 feet to an iron pin; thence leaving said fence, north 35 deg. west 220 feet, more or less, to a stake located in the westerly margin of Gartman drive; thence with the canter line of a proposed 50-foot private road, North 35 deg. west 445 feet, more or less, to an iron pin; thence continuing with the center line of Said proposed road, north 60 deg. 15' west 73 feet to a point in the southeasterly line of the property conveyed to Henry L. Glasscock and wife, Lorene V. Glasscock by deed from R.B. Lynn and wife, of record in Book 2858, page 397, said Register's Office; thence northeastwardly 25 feet, more or less, of the aforesaid Robert Winfrey's southwesterly line thence with Winfrey's said southwesterly line, and along the northeasterly margin of said proposed private roadway, south 60 deg. 15' east 73 feet to an iron pin; thence with Winfrey's southeasterly line, north 29 deg. 45' east 150 feet to the point of beginning.

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TRACT II: Being part of Lot No. 1 on the Map of the Robert Cato Farm, as of record in Book 421, page 85, said Register's Office, described as follows:

Beginning at an iron pin in the southeasterly margin of Lynn Drive, at the westerly corner of the Robert Winfrey property; thence along said margin of Lynn Drive, south 25 deg. 30' west 25 feet to an iron pin; thence with the center line of a proposed private road, south 60 deg. 15' east 175 feet, more or less, to a point in the southeasterly line of the property conveyed to Henry L. This conveyance is subject to an easement for the flow of Cato Branch, to a drainage easement within a field ditch crossing the above described premises, to an easement for ingress and egress over Gartman Drive, crossing said premises, all as shown on the aforesaid survey of Ralph W. Lambert.

TRACT III: Being part of Lot No. 1 on the plat of the division of the land of Martha A. Simpkins, deceased, as of record in Minute Book "CC", page 95, Circuit Court for said County, and described with reference to a survey by Ralph W.C. Lambert. Surveyor, dated February 18, 1966, as follows; Beginning at an iron pin at the most southerly corner of the property described as Tract I in the deed from Henry L. Glasscock and wife, to D.A. McMullin and wife, of record in Book 4219, page 986, Register's Office for said County, same being in the westerly line of the Paul Porter Property; thence with said, Porter's westerly line and continuing with the westerly line of Booth, south 15 deg. west 250 feet. more or less, to an iron pin at the northeast corner of the property conveyed to Lela Wharton by deed from Ralph B. Gartman and wife, of record in Book 3316, page 391, said Register's Office; thence with said Wharton's northerly line, north 79 deg west 285 feet to an iron pin; thence northeastwardly 450 feet to an iron pin in the centerline of a proposed 50-foot private road; thence partly with the centerline of said proposed road, and crossing Gartman Drive, south 35 deg., east 265 feet to the beginning, according to said survey.

This conveyance is made subject to an easement for ingress end egress over Gartman Drive crossing said premises; and to an easement for a joint roadway, as described in the instrument of record in Book 4219, Page 990, and to the extent of the right-of- way reserved in the Instrument of record in Book 4219, Page 992, said Register's Office.

Being the same property conveyed to Buddy Shane Crook by Special Warranty Deed from U.S. Bank National Association as Trustee for RASC 2006KS5, dated March 20, 2009, recorded March 23, 2009, of record in Instrument No. 20090323-0025674, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Buddy Shane Crook
Buddy Shane Crook

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Buddy Shane Crook** to me known (or proved on the basis satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd **day of** April, **20**10.

My commission expires: March 7, 2011

Misty L. Larson
Notary Public

MISTY L. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$35,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 23rd **day of** April, **20**10.

Charlotte A. Bethel
Notary Public

My Commission expires 6-5-12

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.

PROPERTY ADDRESS:
4503 Cato Road
Nashville, TN 37218

MISTY L. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011