RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100032810 DEEDWARR
Recvd: 06/01/10 13:40 1 pgs
Fees:13.00 Taxes:384.80

20100601-0041872

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $104,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF May, 2010.

NOTARY PUBLIC

My Commission expires: 11-21-10

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Linda S. Welch	Regions Bank d/b/a Regions Mtg	09203031400
(NAME)	(NAME)	
1816 Morena Street	2050 Parkway Office Circle	
Nashville, TN 37208	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendy Williams, an unmarried woman** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Linda S. Welch, an unmarried woman** hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, located in Davidson, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, Subdivision 11, Harding Lytle Plat of record in Plat Book 21, Page 136, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete description of said lot.

Said lot faces 50 feet on the north side of Morena Street, and runs back between parallel lines, 160 feet to a 15 foot alley.

Being the same property conveyed to Avon N. Williams, Jr. and wife, Joan M. Williams, by deed from Citizens Insurance Agency, Inc., dated September 13, 1978, of record in Book 5337, Page 47, Register's Office for Davidson County, Tennessee.The said Avon N. Williams, Jr predeceased his wife, Joan M. Williams, having died on August 29, 1994. The said, Joan M. Williams, died testate on September 1, 1998.
Being further conveyed to Wendy Janette Williams by Affidavit of heirship of record in Instrument No. 201001120002700, Register's Office for Davidson County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Taxes for the year 2010 and subsequent years, a lien not yet due and payable.

This is improved property known as **1816 Morena Street, Nashville, TN 37208**

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 21st day of May , 2010.

Wendy Janette Williams

STATE OF Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wendy Janette Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of May 2010.

My Commission expires: 11-21-10

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY