WARRANTY DEED

KRISTI N. KLUEGEL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

P0710-208P

STATE OF: TENNESSEE
COUNTY OF: DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATOR, FOR THIS TRANSFER IS **$132,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST, 2010.

Notary Public-

MY COMMISSION EXPIRES: 9.11.10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

PREFERRED ESCROW & TITLE, LLC
5900 WALDEN DRIVE, SUITE 103, KNOXVILLE, TN 37919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN WILLIAMSON	PEOPLES HOME EQUITY	08411017900
(NAME)	(NAME)	
2307 MODENA DRIVE	213 WARD CIRCLE, SUITE 201	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37214	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VAULUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
HUGH WILLIAMSON AND WIFE, SUSIE WILLIAMSON

HEREAFTER CALLED THE GRANTORS, HAVE BARGAINED SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SUSAN WILLIAMSON, AN UNMARRIED WOMAN

HEREAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT 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, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Maplecrest Subdivison, of record in Book 1835, Page 27 and 28, Register's Office for said County.

Said Lot No. 194 fronts 95 feet on the osuth side of Modena Drive and runs back beteen parallel lines 150 feet to a dead line.

BEING THE SAME property conveyed to HUGH WILLIAMSON AND WIFE, SUSIE WILLIAMS by Warranty Deed dated 11/01/89 and filed for record 11/01/89 in Book 7973, Page 100, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Map in Book 1835, Page 27 and 28 and any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

UNIMPROVED ( )
THIS IS IMPROVED PROPERTY (X), KNOWN AS 2307 MODENA DRIVE, NASHVILLE, TN 37214

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. 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/our hand this 27 day of **AUGUST, 2010.**

HUGH WILLIAMSON

SUSIE WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20100054166 DEEDWARR
Recvd: 08/31/10 09:11 2 pgs
Fees:13.00 Taxes:488.40

20100831-0068918

STATE OF: TENNESSEE
COUNTY OF: DAVIDSON

Personally appeared before me, **the undersigned authority,** A Notary Public in and for said County and State, the within named **HUGH WILLIAMSON and SUSIE WILLIAMSON** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at DAVIDSON County, Tennessee, this 27 day of AUGUST, 2010.

Hugh B. Shoulders Jr

Notary Public –

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON