BILL GARRETT, Davidson County
Trans:T20100065335 DEEDWARR
Recvd: 10/15/10 08:18 2 pgs
Fees:13.00 Taxes:862.10
20101015-0082557

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

WARRANTY DEED

R-VRES-10-1319

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly S. Williams	SWBC Mortgage It's successors and/or assigns	
1319 7th Avenue North (ADDRESS)	(NAME) 1616 Westgate Circle, Suite 212 (ADDRESS)	82-9-16.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ENTRUST IRA ADMINISTRATION, INC., FBO PAUL SINGELYN IRA 0227238TR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY S. WILLIAMS , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 45 FEET OF LOT NO. 46 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY, AS PER PLAN IN BOOK 21, PAGE 105, OF REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FRONTING 45 FEET ON THE WEST SIDE OF 7TH AVE. NORTH, FORMERLY VINE STREET, AND RUNS BACK WESTERLY BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PAUL SINGELYN, TRUSTEE OF THE YUENGER WOOD MOULDING, INC. RETIREMENT PLAN AND TRUST TO ENTRUST IRA ADMINISTRATION, INC. FBO PAUL SINGELYN IRA 0227238TR AS RECORDED ON THE 3RD DAY OF MARCH, 2010 IN INSTRUMENT NO. 20100303-0016214 AND WARRANTY DEED FROM CONNIE JEAN RIGDON AND GARY RANDALL BAILEY, SR. AND RICHARD WAYNE BAILEY TO PAUL SINGELYN, TRUSTEE OF THE YUENGER WOOD MOULDING, INC. RETIREMENT PLAN AND TRUST AS RECORDED ON THE 21ST DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031021-0155168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 105; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1319 7th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this 6th day of October, 2010.

Entrust IRA Administration, Inc.

BY: _____ CSA 101610
David Kranz, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of October, 2010, before me personally appeared David Kranz, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Entrust IRA Administration, Inc., FBO Paul Singelyn IRA 0227238TR, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of October, 2010.

_____
Notary Public

"OFFICIAL SEAL"
Josh Weber
Notary Public, State of Illinois
My Commission Expires 7/12/2014

My Commission Expires: 7/12/2014

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903