BILL GARRETT, Davidson County
Trans:T20100068917 DEEDWARR
Recvd: 11/01/10 09:10 2 pgs
Fees:13.00 Taxes:432.90
20101101-0087038

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste 100-A
Nolensville, TN 37135

#858

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John A. Williams et al	(NEW OWNERS)	P/O Map 172-00-0-
104 Elmsford Court		Parcel 044.00
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Douglas Schenkel and wife, Dawn Schenkel,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **John A. Williams and wife, Karen I. Williams, ½ undivided interest and Martha Sue Williams, married, a ½ undivided interest,** (The "Grantees"), their heirs and assigns 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. 1, on the Plan of Schenkle and Williams Subdivision of record in Plat Instrument No. 20101025-0084983, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Douglas Schenkel and wife, Dawn Schenkel by warranty deed dated July 29th, 2005 from Duiel Overton of record in Instrument No. 20050803-0091071, said Register's Office.

This instrument is executed on behalf of Dawn Schenkel by Douglas Schenkel, as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20101101-0087037, said Register's Office for Davidson.

This is the same legal description as in previous deed of record.

This conveyance is subject to the following:

1. **2011 Taxes, a lien not yet due and payable.**
2. **Any and all matters appearing on the Plan of record in Plat Instrument No. 20101025-0084983, said Register's Office.**

This is an unimproved portion of the property located at **5945 Mt. Pisgah Road, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me this
28th day of **October, 2010.**

Notary public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **October, 2010.**

Douglas Schenkel

Dawn Schenkel by Douglas Schenkel, Attorney-in-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas Schenkel**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument for the therein contained INDIVIDUALLY and who further acknowledged that HE is the Attorney-In-Fact for **Dawn Schenkel** and that HE is authorized by HER to execute this instrument on HER behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this **28th, October, 2010.**

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011