WARRANTY DEED

G-CBB-10-1217

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/12

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Dexter L. McMorris	Sierra Pacific Mortgage	
1217 Apache Lane (ADDRESS)	5151 Beltline Road #510 (NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (CITY) (STATE) (ZIP)	05212008900

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 ANGELA WILLIAMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEXTER L. MCMORRIS , AN UNMARRIED MAN, 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 LOT 16, SECTION 2, SEQUOIA VALLEY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 114, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANGELA WILLIAMS (FRIERSON) BY QUITCLAIM DEED FROM JOSEPH W. FRIERSON, DATED MAY 21, 2010, FILED FOR RECORD ON MAY 24, 2010 IN INSTRUMENT NO. 20100524-0039817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO JOSEPH W. FRIERSON AND ANGELA R. FRIERSON, HUSBAND AND WIFE BY WARRANTY DEED FROM MARIAN E. LEWIS, UNMARRIED, RECORDED ON THE 3RD DAY OF OCTOBER, 1997 IN BOOK 10632, PAGE 459, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ANGELA R. FRIERSON BEING NOW KNOWN AS ANGELA WILLIAMS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 3700, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1217 Apache Lane, Madison, Tennessee 37115
(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.

BILL GARRETT, Davidson County
Trans:T20110006637 DEEDWARR
Recvd: 02/02/11 09:19 2 pgs
Fees:13.00 Taxes:536.50
20110202-0009165

Witness my/our hand(s) this 31st day of January, 2011.

Angela Williams

Angela Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2011.

Notary Public

My Commission Expires:

(SEAL)



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

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
10-0376