BILL GARRETT, Davidson County
Trans:T20110028866 DEEDWARR
Recvd: 05/16/11 09:19 5 pgs
Fees:28.00 Taxes:684.50

20110516-0037132

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2011.

NOTARY PUBLIC

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER: NUMBERS:	SEND TAX BILLS TO:	MAP & PARCEL
Walter & Tristin Williams 5113 W. Oak Highland Drive Antioch, TN 37013	Same Mortgage Investors Group 8320 East Walker Springs Ln Ste 200 Knoxville, TN 37923	173040A11900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Ralph H. Houston, Sr., Carol Houston, William Smith, Jr. and Betty R. Houston, Trustees, or their successors in trust, under the Houston Living Trust, dated March 17, 2005, and any amendments thereto

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Walter L. Williams, Jr. and Tristin Johnson-Williams, Husband and Wife

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 119, on the Plan of Oak Highlands Subdivision, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 431 thru 435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to RALPH H. HOUSTON AND BETTY R. HOUSTON, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE HOUSTON LIVING TRUST,

DATED MARCH 17, 2005, by deed from RALPH H. HOUSTON AND BETTY R. JONES, HUSBAND AND WIFE (BETTY R. JONES BEING ONE AND THE SAME AS BETTY R. HOUSTON), of record in Instrument No. 20050321-0030229, dated March 17, 2005, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of public record.

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5113 W. Oak Highland, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 28th day of April, 2011.

"**GRANTORS**"

Ralph H. Houston by
Ralph H. Houston, Sr., Trustee

Carol Houston, Trustee

William Smith, Jr., Trustee

Betty R. Houston by
Betty R. Houston, Trustee, by Ralph H. Houston, Sr. as Attorney-In-Fact

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ralph H. Houston, Sr. and William Smith, Jr., with whom I am personally acquainted, and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2011.

Notary Public

My commission expires: 5/8/2012

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ralph H. Houston, Sr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of the maker, Betty R. Houston, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2011.

Notary Public

My commission expires: 5/8/2012

{Seal}

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carol Houston, with whom I am personally acquainted, and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2011.

Notary Public

My commission expires: _____

{Seal}

DATED MARCH 17, 2005, by deed from RALPH H. HOUSTON AND BETTY R. JONES, HUSBAND AND WIFE (BETTY R. JONES BEING ONE AND THE SAME AS BETTY R. HOUSTON), of record in Instrument No. 20050321-0030229, dated March 17, 2005, said Register's Office.

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County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

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GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 29 day of APRIL, 2011.

"GRANTORS"

Ralph H. Houston, Sr., Trustee

Carol Houston, Trustee

William Smith, Jr., Trustee

Betty R. Houston, Trustee, by Ralph H. Houston, Sr. as Attorney-In-Fact

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ralph H. Houston, Sr. and William Smith, Jr., with whom I am personally acquainted, and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2011.

_____
Notary Public

My commission expires: _____
{Seal}

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ralph H. Houston, Sr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of the maker, Betty R. Houston, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 2011.

_____
Notary Public

My commission expires: _____
{Seal}

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carol Houston, with whom I am personally acquainted, and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2011.

Ronald D Haar
Notary Public

My commission expires: Aug 18, 2014
{Seal}

RONALD D. HAAR
COMM. #1899727
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 18, 2014
BCT4