BOX 30-3

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110075587 DEEDWARR
Recvd: 12/01/11 08:33 3 pgs
Fees:18.00 Taxes:1387.50
20111201-0093352

ADDRESS NEW OWNER:
Kenneth S. Williams
6530 Currywood Dr.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, NA
PO Box 650070
Dallas, TX 75265-0070

MAP 115-10
GROUP
PARCEL 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe Stanley Byrd,** unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Linda S. Williams and husband Kenneth S. Williams,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of West Meade Estates, Section One, of record in Plat Book 2663, page 110, Register's Office, Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Currywood Drive, at the corner of Lots Nos. 100 and 101; thence with the line between said two lots northeasterly 214.8 feet to the corner of Lots Nos 99, 100 and 101; thence with the line between Lots Nos. 99 and 100, northwesterly 199 feet to the southeasterly margin of Brownlee Drive; thence with the same, southwesterly 190 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southwesterly 39.27 feet to the northeasterly margin of Currywood Drive; thence with the same, southeasterly 173.48 feet to the beginning.

Being the same property conveyed to Joe Stanley Byrd by deed from Standard Federal Savings and Loan Association dated March 7, 1986 of record in Book 6802, page 238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **6530 Currywood Dr., Nashville, Tennessee 37205.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **30th** day of **November, 2011.**

Joe Stanley Byrd

Joe Stanley Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joe Stanley Byrd**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2011.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2011.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013