THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110076527 DEEDWARR
Recvd: 12/05/11 11:03 2 pgs
Fees:13.00 Taxes:777.00

20111205-0094489

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO: TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy C. Williamson	NEW OWNER	MAP 103-12
253 Cherokee Road		PARCEL 3.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Helen L. Cornell and Thomas L Grimes and Jeff R. Grimes and Michael T. Grimes**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy C. Williamson and wife, Hazel Williamson,** aka Hazel S. Williamson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 41 and the northerly 20 feet of Lot No. 40 of Block "L" on the Plan of Cherokee Park, Third Section, as of record in Book 843 pages 2 and 3, Registers Office for said County,.

Said Lot No. 41 and the northerly 20 feet of Lot No. 40 front together 80 feet on the westerly side of Cherokee Road and run back 154.84 feet on the northerly line and 152 feet more or less, on the southerly line, to a dead line and measures 80.03 feet thereon.

Being the same property conveyed to Harry L. Nelson Jr. and wife Ruth B. Nelson by deed from Ladye W. Morrow and Clyde N. Morrow of record in Book 4863 page 479, Registers Office for Davidson County, Tennessee, dated October 18, 1974. And being the same property conveyed to Helen L. Cornell by deed from Ruth B. Nelson of record in Instrument No. 20020528-0063913, Registers Office for Davidson County, Tennessee, dated May 28, 2002. And further, being the same property conveyed to Ruth B. Nelson by quitclaim deed from Helen Loftin Cornell a/k/a Helen L. Cornell, of record in Instrument No. 20030618-0084276, Registers Office for Davidson County, Tennessee dated June 18, 2003.The said Harry L. Nelson, Jr. having predeceased Ruth B. Nelson on August 28, 1984. Ruth B. Nelson died on October 20, 2007. Said Ruth B. Nelson Last Will and Testament having been filed for probate in the Seventh Circuit Court for Davidson County, Tennessee as Nashville Probate Division, Case No. 07P-1682, Estate of Ruth B. Nelson. By Agreed Order dated September 20, 2011 the Probate Court authorized the sale of the property and provided agreement among the heirs of Ruth B. Nelson as to ownership of the subject property.

This is improved property known as 253 Cherokee Road, Nashville TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **253 Cherokee Road, Nashville, TN 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 we do covenant with the said GRANTEES 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 GRANTEES, 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(s) this the 1st day of December, 2011.

Helen L. Cornell

Helen L. Cornell

Thomas L. Grimes by John L. Whitfield, Jr. Attorney-in-Fact

Thomas L. Grimes by John L. Whitfield, Jr. Attorney-in-Fact

Jeff R. Grimes by John L. Whitfield, Jr. Attorney-in-Fact

Michael T. Grimes by John L. Whitfield, Jr. Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen L. Cornell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of December, 2011.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John L. Whitfield, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Thomas L. Grimes, Jeff R. Grimes and Michael T. Grimes,** as their Attorney in Fact, as the free act and deed of the within named **Thomas L. Grimes, Jeff R. Grimes and Michael T. Grimes.**

Witness my hand and official seal this the 1st day of December, 2011.

My Commission Expires May 8, 2012

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN