This instrument was prepared by:
LYNNE SWAFFORD LAW OFFICE
P. O. BOX 169
Pikeville, Tennessee
(423) 447-6866

BILL GARRETT, Davidson County
Trans:T20120007158 DEEDWARR
Recvd: 01/30/12 15:33 2 pgs
Fees:13.00 Taxes:222.00
20120130-0008499

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($l.00) Dollar cash in hand paid and the assumption of the balance due on a note secured by a deed of trust recorded as No. 20080605-0057823, RODCT, dated 5/30/08, recorded 6/05/08, payable to LARRY A. WEISSMAN, TRUSTEE FOR SUNTRUST MORTGAGE, INC., 901 SEMMES AVENUE, RICHMOND, VA 23124 and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MARY C. GATES, do hereby transfer and convey unto GEORGE E. WILLIAMS, his heirs and assigns, the following described tract of land lying and being in Davidson County, Tennessee:

> Land in Davidson County, Tennessee being the West 50 feet of the East 112 (1/2) feet of Lot No. 8 on the amp of E. J. Childers Subdivision of the J. H. A. Grose Tract of record in Book 332, Page 134, Register's Office, Davidson County, Tennessee. Said part Of No. 8 fronts 50 feet on the Northerly margin of Thomas Avenue and extends back between parallel lines 177 feet more or less, to a dead line in the rear.
>
> Being the same property conveyed to Mary C. Gates, a married person, by deed recorded in 20080605-0057822 Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said GEORGE E. WILLIAMS, his heirs and assigns forever. And I do covenant with the said GEORGE E. WILLIAMS, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to said land to GEORGE C. WILLIAMS, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature, this 26th day of January, 2012.

MARY C. GATES

STATE OF TENNESSEE)
COUNTY OF)

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

Witness my signature this 26th day of January, 2012.

Helen W. Swafford
Notary Public
My Commission Expires: 10/26/2013

HELEN W. SWAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
BLEDSOE COUNTY

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I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 60,000^a, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant.

Subscribed and sworn to before me this the 30 day of Jan, 2012.

L Chandler, Dep Reg
Register or Notary Public.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility or renders an Opinion of Title.

MAIL TAX NOTICE TO (NEW OWNER)

GEORGE E. WILLIAMS
P.O. BOX 187
PIKEVILLE, TN. 37367

Map: 72-06-0
Parcel: 148.00