WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032182 DEEDWARR
Recvd: 05/02/12 13:44 2 pgs
Fees:13.00 Taxes:1147.00
20120502-0037679

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on April 27, 2012.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25455SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David K. Williams Bonnie M. Williams 1600 Eastland Avenue Nashville, TN 37206	Farmington Financial Group 2002 Richard Jones Road Suite 300A Nashville, TN 37215	83-06-325.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Donald Wright, Jr. and wife, Eileen O. Wright, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **David K. Williams and Bonnie M. Williams, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 44 feet of Lot No. 1 and the westerly 16 feet of Lot No. 2 on the Map of George Shield's East End Subdivision, of record in Book 57, page 112, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 1 and 2 front together 60 feet on the southerly side of Eastland Avenue and run back between parallel lines, with the easterly margin of North 16th Street, as widened, formerly Hickman Street, to an alley

Being the same property conveyed to William Donald Wright, Jr. and wife, Eileen O. Wright, by Deed from Noel R. Wardwell and spouse, Katherine B. Henley, of record as Instrument No. 20050623-0071978, re-recorded as Instrument No. 20051011-0122492 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Subject to matters shown on Map of record in Book 57, page 112, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1600 Eastland Avenue, Nashville, TN 37206.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on April 27, 2012.

William Donald Wright, Jr.

Eileen O. Wright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 27, 2012, before me personally appeared William Donald Wright, Jr. and Eileen O. Wright to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 27, 2012.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE