This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Reality Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

L&L#6524-77

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
Robert and Sara Williams
1271 School Lane
Nashville, Tennessee 37217

TAX MAP **12010006400**
PARCEL

MORTGAGEE:
Bank Of America
2 Jericho Plaza #307
Jericho NY 11753

BILL GARRETT, Davidson County
Trans:T20120052741 DEEDWARR
Recvd: 07/18/12 08:42 3 pgs
Fees:18.00 Taxes:407.00
20120718-0062980

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 considerations, the receipt of which is hereby acknowledged, **Toni Kymberlie Mitchell, Krystina Elizabeth Powers, Miracle Irene Cole and James Cobb** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Robert Williams and wife, Sara Williams**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 77 on the Map of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 100 feet on the southerly margin of School Lane and extends back between lines 222.5 feet on the westerly line and 185.4 feet on the easterly line to a deed line in the rear, measuring 106.7 feet thereon.

Being the same property conveyed to James. D. Slayden and wife Oma Lee Slayden by Deed of record in Deed Book 2604, page 19, Register's Office for Davidson County, Tennessee. Oma Lee Slayden died November 30, 2009 leaving James D. Slayden as surviving Tenant by the Entirety. James D. Slayden died March 18, 2011 leaving the Grantors as his legatees under Will recorded in Docket No. 11P728. Probate Court for Davidson County, Tennessee. All four Legatees under the will join in this conveyance in accordance with Article 3.2 under said Will and elect to divide the proceeds evenly.

This instrument is executed on behalf of **Toni Kymberlie Mitchell, Krystina Elizabeth Powers Miracle Irene Cole and James Cobb** by virtue of a written Power of Attorney of record as Instrument 20120718-0062976 ; Instrument 20120718-0062977 ; Instrument 20120718-0062978 and Instrument 20120718-0062979, Register's Office for Davidson County, Tennessee.

This is improved property known as 1271 School Lane, Nashville, Tennessee 37217. Possession is to be given with Deed .

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

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 do 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 warrant that the same is unencumbered unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 16 day of July, 2012.

Toni Kymberlie Mitchell BY

Attorney in Fact

Tom Kymberlie Mitchell, by Anthony Slayden, Attorney in fact

Krystina Elizabeth Powers BY

Attorney in Fact

Krystina Elizabeth Powers, by Anthony Slayden, Attorney in fact

Miracle Irene Cole BY

Attorney in Fact

Miracle Irene Cole by Anthony Slayden, Attorney in fact

James Cobb BY

Attorney in Fact

James Cobb, by Anthony Slayden, Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Anthony Slayden,** known to me to be the person whose name is subscribed as attorney-in-fact for **Toni Kymberlie Mitchell and Krystina Elizabeth Powers and Miracle Irene Cole and James Cobb**, and who, acting as such attorney-in-fact, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of July, 2012.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10·28·14

STATE OF TENNESSEE

* * * * *

STATE OF TENNESSEE

COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this 16 day of July, 2012.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10·28·14