WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6266 PAGE 679

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Louis V. Wilson, Sr. (NAME)	Louis V. Wilson, Sr. (NAME)	Map-53-3
304 Sixteenth Street (STREET ADDRESS OR ROUTE NUMBER)	304 Sixteenth Street (STREET ADDRESS)	Parcel-436
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	4D-45295

FOR AND IN 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, BERNICE N. REECE and BESSIE A. REECE (formerly husband and wife),

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUIS V. WILSON, SR. and wife, PEGGY R. WILSON, as tenants by the entireties,

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:

In the Fourth Civil District, described as follows: Being Lot "B" of a Resubdivision of Lot No. 20, Section "D" Village of Old Hickory, as shown on revised plan recorded January 6, 1950 in Book 1424, Page 132 in Register's Office for Davidson County, Tennessee. Said Resubdivision being Subdivision No. 69-87-G, dated 5/20/69 and recorded in Book 4060, Page 187, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bernice N. Reece and wife, Bessie A. Reece by deed of record in Book 4395, Page 118, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Building and use restrictions contained in a deed from E. I. du Pont de Nemours and Company to Albert E. King and wife, Gracie L. King of record in Book 1788, Page 37, Register's Office of Davidson County, Tennessee.
(2). Setback lines, owners certificate, easements and other encumbrances contained in the Plan of said property of record in Book 1424, Page 132, and resubdivided by Plat of record in Book 4060, Page 187, both in the Register's Office of Davidson County, Tennessee.

RUSH

FEE $ REGISTER DAVIDSON COUNTY, TN

APR 9 11 03 AM '84

IDENTIF. REFERENCE

I 14236

unimproved ( )
This is improved (X) property, known as 304 Sixteenth Street, Old Hickory, TN 37138

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, successors, assigns 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.

POSSESSION TO BE GIVEN 30 days from date of deed.

EXECUTED ON THIS THE 6th DAY OF April, 19 84.

Bernice N. Reece
BERNICE N. REECE

Bessie A. Reece
BESSIE A. REECE

04/09 162.24- CHECK

7000

STATE OF TENNESSEE, WILSON COUNTY

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bernice N. Reece and Bessie A. Reece

the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 6th day of April, 19 84.

Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

BERNICE N. REECE and BESSIE A. REECE

TO

LOUIS V. WILSON, SR. and wife, PEGGY R. WILSON

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 59,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Louis V. Wilson Sr.
Affiant

Subscribed and sworn to before me this the 6th day of April, 1984.

Marilyn Sutherland
Notary Public

My Commission Expires: 6-12-85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59900.00- CAMT.
155.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
7000A04/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 142366

IDENTIF. REFERENCE.

APR 9 11 08 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26807