This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

**ADDRESS NEW OWNER:**
Rodney L. Wilson and Ila R. Wilson
4816 Catskill Drive
Old Hickory, Tennessee 37138

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
First Bank & Trust
1691 North Mt. Juliet Road
Mt. Juliet, TN 37122

**MAP AND PARCEL:**

| | |
|---|---|
| MAP | 65 |
| GROUP | 9 |
| PARCEL | 136 |

# 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, I, Cynthia W. Bowers,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rodney L. Wilson and wife, Ila R. Wilson, 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:

Land in Davidson County, Tennessee, being Lot No. 436 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony N. Bowers and wife, Cynthia W. Bowers, by deed from Martin Bubis, as of record in Book 4911, page 776, Register's Office for Davidson County, Tennessee. The said Anthony N. Bowers having since died, and property now being vested in Cynthia W. Bowers.

This is improved property known as 4816 Catskill Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 property taxes which are not yet due and payable.
2. Matters shown on the Plan of record in Book 4460, pages 182 and 183, said Register's Office.
3. Restrictive covenants of record in Book 4704, page 448, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rodney L. Wilson and wife, Ila R. Wilson, their heirs and assigns, forever; and I, Cynthia W. Bowers,an unmarried person, do covenant with the said Grantees 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 unless otherwise herein set out; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 20th day of May, 1994.

Cynthia W. Bowers

Cynthia W. Bowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia W. Bowers,an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of May, 1994.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 88,500.00.

5/20/94

AFFIANT

Ola R Wilson 5/20/94

Subscribed and sworn to before me this 20th day of May, 1994.

June E. Atkinson

NOTARY PUBLIC

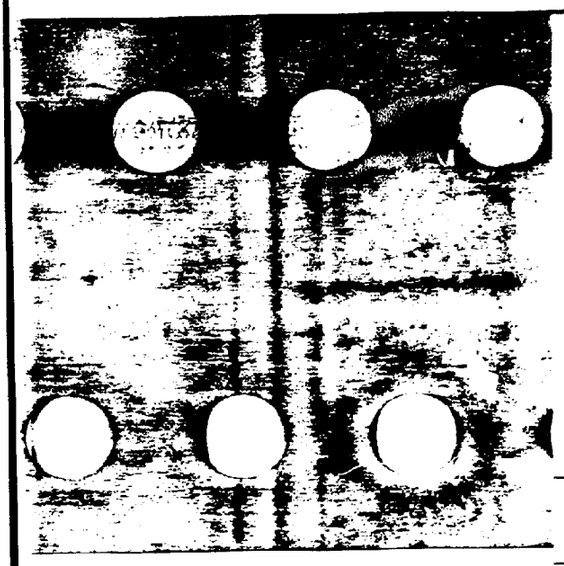
My Commission Expires: 07/27/96

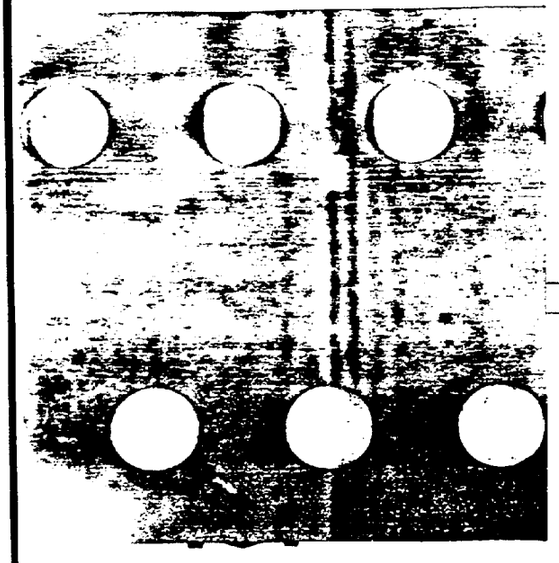
52897

IDENTIF. & REFERENCE

94 MAY 23 AM 11:24

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





**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 |
|---|---|---|---|---|
| | | | | ~~DAF 38500.00~~ |
| | | | | DON TX 327.45 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 336.45 |
| | | | | CHECK 336.45 |

05/23/94 01 11:23 0001 9164

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

52897
IDENTIF. ^ REFERENCE

94 MAY 23 AM 11:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 794161