26-13

BOOK 10411 PG 569

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Wilson Enterprises, Inc. [302 42nd Ave N., Ste. 200 [Nashville, Tennessee 37209	[NEW OWNER	[Map 071-07-0 [Parcel 099.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED 7613 04/09 0101 03CHECK 90.40

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Freddie A. Stoneburner, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Wilson Enterprises, Inc. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lots 70 and 45 in the Map of J. B. Haynies Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said easterly half of Lots 70 and 45 fronts fifty feet on the South margin of Duke Street and runs back southerly between parallel lines to the North margin of Prince Street and fronts a total of fifty feet on Prince Street.

Being the same property conveyed to Freddie A. Stoneburner by Warranty Deed from Horace D. Estes, unmarried, and Morris W. Estes, a married man, as devisees under the will of Annie W. Estes, deceased of record in Book 9491, page 629, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 218 Duke Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $22,000.00.

Affiant

[Subscribed and sworn to before me this [7th day of April, 1997.

Notary Public

[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of April, 1997.

Freddie A. Stoneburner

Freddie A. Stoneburner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Freddie A. Stoneburner**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-99

97 APR -9 AM 8:32
FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0292770

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10411 PG 571

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

CAMT 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 8.00
TOTAL 90.40
CHECK 90.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/09/97 01 10:35 0001 7613

0292770
IDENTIFICATION REFERENCE

97 APR -9 AM 10: 32
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1137835