22

WARRANTY DEED

BOOK 10441 PG 990

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Robert K. McKerrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEES PROPERTIES, LLC (NAME)	SAME (NAME)	118-1-182
P. O. BOX 128366 (ADDRESS)	(ADDRESS)	22W-11580
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, WILSON ENTERPRISES, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEES PROPERTIES, LLC

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, and being more particularly described according to a survey by JOHN B. KOHL, III, dated November 5, 1979, as follows:

BEGINNING at a point in the southerly margin of Caruthers Avenue, the Northeast corner of Lot No. 12 of said Montrose Place; thence with the easterly line of said Lot No. 12, southerly 178.2 feet, more or less, to the northerly margin of an alley; thence with the margin of same, easterly 70 feet to a point; thence northerly 178.2 feet, more or less, to the southerly margin of Caruthers Avenue; thence with the margin of same, westerly 70 feet to the point of BEGINNING.

BEING the same property conveyed to WILSON ENTERPRISES, INC., by deed from Lee Hall, Jr. and Marjorie Kindall-Tansil, Executrix Under the Estate of Barbara Jean Hall, being recorded simultaneously herewith.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1005 CARUTHERS AVENUE, NASHVILLE, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 1st day of May 19 97

WILSON ENTERPRISES, INC., A TENNESSEE CORPORATION

By: Hal E. Wilson, Jr.

HAL E. WILSON, JR., SECRETARY

BOOK 10441 PG 991

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared HAL E. WILSON, JR. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the SECRETARY and _____ respectively of the WILSON ENTERPRISES, INC. the within named bargainor, and corporation, and that he as such SECRETARY and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said HAL E. WILSON, JR. as such SECRETARY, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 1st day of May 19 97 .

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

NOTARY PUBLIC AT LARGE

0301323

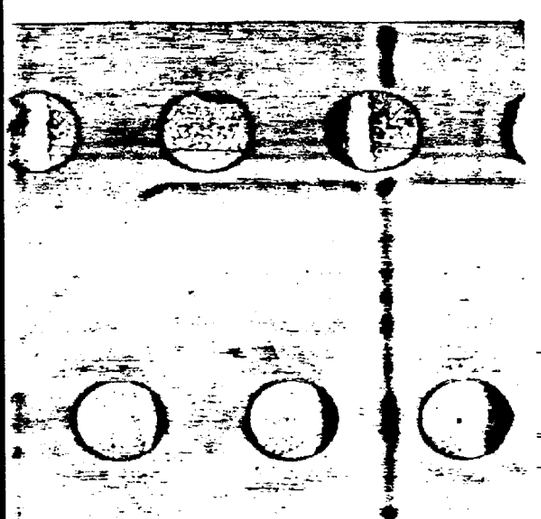
IDENTIFICATION REFERENCE

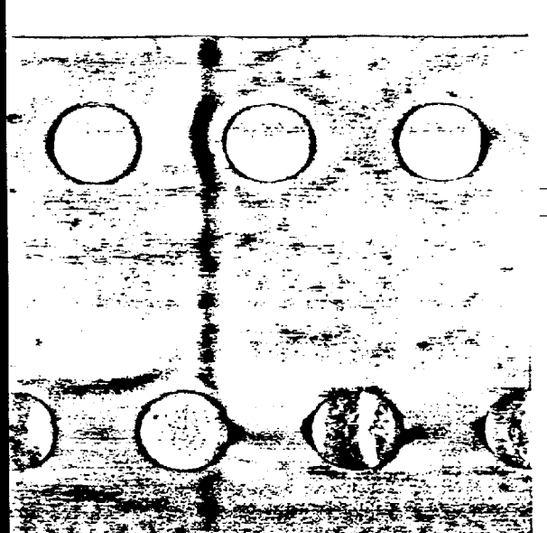
97 MAY -5 PM 1:13

DAVIDSON COUNTY, TN.

7073 05/05 0101 02CHECK

349.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10441 PG 992

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

05/05/97 01 13:15 0001 7073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301323
IDENTIFICATION REFERENCE

97 MAY -5 PM 1:13
REGISTER
DAVIDSON COUNTY, TN.

No. 1147143