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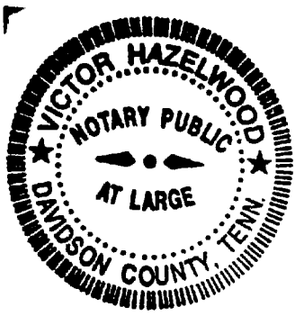
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$197,500.00**

Maryann G. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF SEPTEMBER, 1998.**

Victor Hazlewood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GuarantyTitle & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis G. Fuzzell	**American National Home Mortgage**	**137-86**
(NAME)	(NAME)	
3545 Couchville Pike	**611 Commerce Street #2709**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Nashville, TN 37203**	
(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, **John A. Wilson and Buford H. Wilson and Spyker H. Wilson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francis G. Fuzzell, unmarried and Maryann E. Byrd unmarried, as joint tenants with the right of survivorship**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as **3545 Couchville Pike, Hermitage, TN 37076**
(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.

0491769
IDENTIF. & REFERENCE

98 SEP 25 AM 9:42
REGISTER
DAVIDSON COUNTY, TN.

4974 09/25 0101 03CHECK 745.75

Being the same property conveyed to Mary Hamilton Wilson by deed of record in Will Book 95, Page 86, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Mary Hamilton Wilson having since died.

Land in Davidson County, Tennessee, being described according to a survey by Kenneth W. Morton surveyor dated May, 1995 as follows:

Beginning at a point in the centerline of Couchville Pike being the northwest corner of this tract and the northeast corner of the Erika Solle Tract described in book 8595, Page 816; thence with the centerline of Couchville Pike South 85 degrees 45 minutes 22 seconds East 232.95 feet to a point; thence South 6 degrees 22 minute 16 seconds East 634.23 feet to an iron rod; thence North 86 degrees 36 minutes 49 seconds East 59 feet to an iron rod; thence south 12 degrees 26 minutes 5 seconds East 186.05 feet; thence south 11 degrees 13 minutes west 232.85 fet to an iron rod; thence north 88 degrees 52 minutes 10 seconds west 762.32 feet to an iron rod; thence north 0 degrees 47 minutes 57 seconds East 1,045.63 feet to the point of beginning and being 7.79 acres more or less.

Being part of the same property conveyed to S. Hollins Wilson by deed of record in Book 966. Page 611, Register Office for Davidson County, Tennessee, and Devised to Mary Hamilton Wilson in will book 95, Page 86 Davidson Probate court. Said Property is now vested in Spyker H. Wilson, Buford H. Wilson, John A. Wilson. As the heirs of Mary Hamilton Wilson reference Davidson Probate No. 94P627.

Witness **my/our hand(s)** this **18th day of September, 1998**.

Spyker H. Wilson

Spyker H. Wilson

John A. Wilson

Buford H. Wilson

Buford H. Wilson

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 John A. Wilson, Buford H. Wilson and Spyker H. Wilson the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 1998.

Victor Hazelwood

Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 11126 PAGE 110

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	
	197500.00
CON TX	730.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	745.75
CHECK	745.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/25/98 01 4974

0491769
IDENTIF. # REFERENCE

98 SEP 25 AM 9:42

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1350311