58B

WARRANTY DEED

BOOK 11531 PG. 163

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: November 25, 2000

(AFFIX SEAL)

DAVID B. GRAY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

My Commission Expires MAR. 25, 2000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Home Developers, LLC	Southern Home Developers, LLC	091-15-0 350.0
(NAME)	(NAME)	
4702 Nevada Avenue	P. O. Box 1740	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Antioch, TN 37011	
(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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southern Home Developers, 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:

Being Lot No. 603 and the west 5 feet of Lot No. 601 of Block 27 on the map of Charlotte Park Company's 1st Addition to Nashville of record in Book 57, page 103, said Register's Office.

Said Lot No. 63 and part of Lot No. 601 adjoin and front together 55 feet on the north side of Nevada Avenue, formerly 3rd Avenue and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Wilson Enterprises, Inc. from James S. Furlow and wife, Barbara Ann Furlow by Warranty Deed of record in Book 11481, page 218, Register's Office for Davidson County, Tennessee.

Subject to:

All matters as shown on the Plan of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Taxes for the year 1999 and subsequent years, a lien but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 4702 Nevada Avenue, Nashville, TN 37209
(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 15th day of June, 19 99

Wilson Enterprises, Inc.
By:
Hal Wilson

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 Wilson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Wilson Enterprises, Inc. the within named bargainor, and corporation, and that he as such _____ 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 Wilson as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of June 19 99 .

My commission expires ~~November~~ March 25, 2000

_____
Notary Public

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES MARCH 25, 2000

00684

RECEIVED FOR REFERENCE

99 JUN 16 PM 3:21

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0684 06/16 0101 03CHECK 233.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11531 PG. 165

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0600684

REGISTER'S OFFICE REFERENCE

99 JUN 16 PM 3:21

REGISTER
DAVIDSON COUNTY, TN.

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

06/16/99 01 15:24 0001 0684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479283