WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: June 19, 2000
(AFFIX SEAL)

Instr:200002230017725 Page: 1 OF 2
REC'D FOR REC 02/23/2000 10:30:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $410.70

YVETTE LYNN ELDRIDGE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Courte Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Woodard, II (NAME)	FRANKLIN NATIONAL BANK (NAME)	91-15
4704 Dakota Avenue (ADDRESS)	230 PUBLIC SQUARE (ADDRESS)	362
NASHVILLE, TENNESSEE 37209 (CITY) (STATE) (ZIP)	FRANKLIN, TENNESSEE 37064 (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 James C. Woodard, II , unmarried

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:

A certain tract of land in Davidson County, Tennessee, being Lot NO. 605 of Block in Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office of Davidson County, Tennessee.

Said Lot No. 605 fronts 50 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel ines 150 feet to an alley.

Being the same property conveyed to Wilson Enterprises, Inc., by warranty deed of Barbara Woods, an unmarried, person, of record in Instument Number 20002110014094, Register's Office of Davidson County, Tennessee.

Exceptions:

2000 Taxes are a lien, but not yet due and payable. Grantor has paid its prorata portion as of the date of this instrument, with Grantee assuming responsibility for when they become due and payable.

Plan of record in Book 57, page 103, RODC, TN.

unimproved ( )
This is improved (X) property, known as 4704 Dakota Avenue, NASHVILLE, TENNESSEE 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 18th day of February, 2000

WILSON ENTERPRISES, INC.
By:
HAL E. WILSON, JR., SECRETARY

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 _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 Franklin, TN on this the 18th day of February, 2000 .

My commission expires June 19, 2000

Notary Public

