WARRANTY DEED

Instr:200007310075197 Page: 1 OF 2
REC'D FOR REC 07/31/2000 11:16:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $336.70

N-FM-00-0158

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2000.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Wilson	Citizens Bank	
307 Larkin Springs Road (ADDRESS)	130 S Broad Street (NAME) (ADDRESS)	43-15-179
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	New Tazewell, Tennessee 37825 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD ELLIOT WILSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARCUS WILSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the 11th Civil District of said County, described according to a survey made by Z.J. Wilkinson, Surveyor, August 21, 1954, as follows:

Beginning on the easterly margin of Larking Springs Road at the northwest corner of the property conveyed to R. John Manzano and wife, by deed from William L. Love, as of record in Book 2273, Page 549, Register's Office; thence with Manzano's northerly line, eastwardly 400 feet; thence northwardly and parallel with Larkin Springs Road 100 feet to the most easterly point of the property conveyed to Mabel Graves Jenson, by deed from Joe Ingram as of record in Book 2298, Page 187, said Register's Office; thence with the southerly line of said Jenson porperty westwardly 331.7 feet to an iron pin, and southwestwardly 71.4 feet to an iron pin in the easterly margin of Larkin Springs Road; thence with said Road, southwardly 65.7 feet to the beginning.

Being the same property conveyed to Ronald Elliot Wilson by deed of record in Book 11698, page 1, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 307 Larkin Springs Road, Madison, Tennessee 37115
(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/our hand(s) this 26th day of July, 2000.

Ronald Elliot Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ronald Elliot Wilson , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 26th day of July, 2000.

My Commission Expires: 5/30/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of July, 2000.

My Commission Expires _____

_____
Notary Public

DAVIDSON COUNTY, TENN. LAURA SHOUN NOTARY PUBLIC AT LARGE

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138