*Please return once recorded to: Gullett, Sanford, Robinson & Martin BOX44
230 4th Ave., North, Nashville, TN 37219

44
ALS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of May, 2001.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/21/01 09:55 2pgs
Fees:11.00 Taxes:814.00
20010521-0052133

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew H. Wilson and Carolyn D. Wilson
6704 Cold Stream Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
~~NEW OWNER~~
SunTrust Bank
P.O. Box 305110
Nashville, TN 37230

MAP-PARCEL NUMBERS:
155-030-D-050.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roberto G. Pantoja and wife, Theresa R. Pantoja** hereinafter referred to as Grantors, hereby transfers and conveys to **Matthew H. Wilson and Carolyn D. Wilson** hereinafter referred to as 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, being Lot No. 50 on the Plan of Section 1, Allens Green, of record in Book 7900, Page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roberto G. Pantoja and wife, Theresa R. Pantoja by Warranty Deed from Zaring Homes, Inc. of record in Book 9775, Page 842, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9231, Page 789, and Book 10600, Page 329, Register's Office for Davidson County, Tennessee.

Easement for drainage of record in Book 8278, Page 236, said Register's Office.

Easement for Harpeth Valley Utility District of record in Book 8626, Page 884, said Register's Office.

Storm Water Detention Agreement of record in Book 9278, Page 36, said Register's Office.

HOA Charter of record in Book 9231, Page 826, said Register's Office.

Conveyance of common area of record in Book 11411, Page 193, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6704 Cold Stream Drive, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 May, 2001.

Roberto G. Pantoja

Theresa R. Pantoja

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberto G. Pantoja and wife, and Theresa R. Pantoja, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2001.

Notary Public

RUSSELL JOHN MC... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

6-11-2001

My Commission Expires

03211-BP