40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa A. McCauley (NAME)	NEW OWNER (NAME)	MAP 83-07
		PARCEL 147
722 Powers Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (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, Estate of Samuel G. Wilson, a/k/a S. Guy Wilson, by and through Barbara W. Tucker, Executor HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa A. McCauley 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:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "B" on the Plan of Tillman Subdivision, Part 1, as of record in Plat Book 1130, page 29, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel G. Wilson and wife, Ann Elizabeth Wilson by deed from Hugh G. Kittrell and wife, Bessie S. Kittrell of record in Book 1782, page 307, said Register's Office. The said Ann Elizabeth Wilson has since died. The said Samuel G. Wilson, a/k/a S. Guy Wilson, subsequently died and by Last Will and Testament entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 00P-1898, devised a life estate to his wife, Christine Wilson, with the provision that said life estate would terminate in the event Christine Wilson moved from the home. The said Christine Wilson has since vacated the subject property and therefore, said life estate has been terminated.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 722 Powers Avenue, Nashville, TN 37206
(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 31st day of May, 2001

Estate of Samuel G. Wilson
By: Barbara W. Tucker, Executor
Barbara W. Tucker, Executor

Davidson County DEEDWARR
Recvd: 06/04/01 07:58 2pgs
Fees:11.00 Taxes:351.50

20010604-0057374

STATE OF Indiana)
COUNTY OF Tippecanoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara W. Tucker, Executor of the Estate of Samuel G. Wilson, a/k/a S. Guy Wilson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2001.

Jamie A. Robertson
Notary Public

My Commission Expires: 04-09-08

JAMIE A ROBERTSON
NOTARY PUBLIC STATE OF INDIANA
TIPPECANOE COUNTY
MY COMMISSION EXP. APR. 9,2008