Bk 52

Davidson County DEEDWARR
Recvd: 06/15/01 08:50 2pgs
Fees:11.00 Taxes:318.20

20010615-0063289

RECORD AND ~~RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **SP39892**

WARRANTY DEED

SHARON L. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF JUNE, 2001.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-28-03

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LAURA ELIZABETH KELLEY	CTX Mortgage Company	**119-14-89**
3001 Dobbs Avenue	801 94th Avenue North	**6DA 32804**
Nashville, Tennessee 37211	St. Petersburg, FL 33702	

FOR AND IN 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 **I, DAVID WAYNE WILKERSON,** MARRIED

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA ELIZABETH KELLEY**

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. 19, Block A, Part One of Woodbine Courts, of record in Book 1130, Page 39, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn R. Wilkerson, an unmarried person, by deed from Larry Beasley McAnally and spouse, Sharon McAnally, Velva Lynn McAnally Troyer and spouse, Micah Troyer and Terri Lynn Mahacek, unmarried, of record in Book 10559, page 294, Register's Office for Davidson County, Tennessee.

Said Glenn R. Wilkerson having died on February 29, 1998, and David Wayne Wilkerson having received a fee simple interest in the property by the provisions of the Last Will and Testament of Glenn R. Wilkerson, dated February 24, 1998, and offered for probate in the Probate Court under Docket #98P-614. An Affidavit of Inheritance is of record in Book 11743, page 810, Register's Office for Davidson County, Tennessee.

Susan M. Wilkerson joins in this conveyance to relinquish any rights she may have in and to the property herein described by virtue of marriage to David Wayne Wilkerson.

Unimproved ( )

This is improved (X) property, known as **3001 Dobbs Avenue, Nashville, Tennessee 37211**
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 12th DAY OF JUNE, 2001.

X _____ X _____

DAVID WAYNE WILKERSON SUSAN M. WILKERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **DAVID WAYNE WILKERSON** et ux Susan M. Wilkerson the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the **12th day of June, 2001.**

My Commission Expires: 5/26/02

Notary Public