This Instrument was Prepared by and
After Recording Please Return to:
Title Enterprise Service Company
214 Centerview Drive
Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/16/02 10:59 3pgs
Fees:18.00 Taxes:208.77
20020116-0006495

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Zero and 00/100 Dollars ($00.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Charlene Sinor** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Raymond D. Wilson** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" (Attached)

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of January, 2002.

Charlene Sinor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Charlene Sinor,** the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of January, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $56,425.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ruth Barbee
Affiant

Subscribed and sworn to before me this 14 day of January, 2002.

April G. Nichols
Notary Public

My Commission Expires: _____

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

My Commission Expires JUN 21, 2003

MAP AND PARCEL NUMBERS: 80-14-81.00

ADDRESS NEW OWNER:
Raymond D. Wilson
3113 Doak Avenue
Nashville, TN 37218

SEND TAX BILLS TO:
Same

File # 2-020027

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being part of Block No. 3 on the map showing G.T. Sheegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, page 191, Register's Office for Davidson County, being Lots No. 13 and 14 on the unrecorded plan of the Subdivision of Surveyor, February, 1, 1937, as follows:

Beginning on the southwesterly margin of Doak Avenue at a point 237 feet southeast of the southeasterly margin of South Hamilton Road, thence with the southwesterly margin of Doak Avenue southeastwardly 80 feet to the corner of Lots No. 14 and 15; thence with the line between said two lots southwestwardly 150 feet; thence northwestwardly 90 feet to the corner of Lots 12 and 13; thence with the line between said two lots northeasterwardly 150 feet to the point of beginning.

Being the same property conveyed to Charlene Sinor from Robert Earl Sinor by Quitclaim Deed dated January 4, 2000 and recorded January 11, 2000 in Instrument No. 200001110003625, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 421, page 191, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).