40-A

Davidson County DEEDWARR
Recvd: 05/02/02 15:58 2pgs
Fees:13.00 Taxes:41.63

20020502-0054416

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WARRANTY DEED

This Indenture made this **29th** day of **April, 2002** between **The Wilson Group Real Estate, LLC, ,** GRANTOR, and **Richard Ice and Susan Henderson***, as GRANTEEs

*as joint tenants with the right of survivorship

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 145, on the Map of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County,Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to The Wilson Group Real Estate, LLC by Warranty Deed from B.B. Doubleday, Jr. of record in Instrument No. 20020417-0047701, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

Unimproved property know as 3401 Dakota Avenue Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **29th** day of **April, 2002.**

The Wilson Group Real Estate, LLC

_____

Hal Wilson Chief Manager

_____ _____

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hal Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Chief Manager of the The Wilson Group Real Estate, LLC, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained by signing the name of The Wilson Group Real Estate, LLC by him/her self as Chief Manager. Witness my hand and official seal this 29th day of April, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $11250

Affiant

Subscribed and sworn before me this 29th day of April, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Richard Ice and Susan Henderson
132 43rd Avenue North
Nashville, TN 37209

Send Tax Bills to:
New Owner

Map & Parcel Number:

Part of Map 92 Group 13, Parcel 437