Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

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

Notary Public
My commission expires: 05/30/04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN MY COMMISSION EXPIRES MAY 30TH 2004

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John M. Wilson	New Owner	064-09-0
4112 Old Hickory Boulevard		104.00
Old Hickory TN 37138		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia A. Manners, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John M. Wilson and wife, Corie A. Wilson, hereinafter called the Grantees, their successors 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 a part of Lots 11 and 12 of Block 5 on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for said County, and more particularly described as follows:

Beginning in the easterly right of way of Old Hickory Boulevard approximately 250 feet north of the northerly radius return of Sixth Street; thence northerly along said Old Hickory Boulevard, 57.7 feet; thence leaving said boulevard easterly 187.4 feet to the westerly right of way of the L & N Railroad; thence along said railroad right of way southeasterly 46.8 feet; thence westerly213.2 feet to the point of beginning.

Being the same property conveyed to Patricia A. Manners, an unmarried person, by deed from Linda F. Munson and husband, Dave Munson, dated June 30, 1997, recorded in Book 10526, Page 460, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4112 Old Hickory Boulevard, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of April, 2002.

Patricia A. Manners

Davidson County DEEDWARR
Recvd: 05/06/02 11:31 2pgs
Fees:13.00 Taxes:222.00

20020506-0055221

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia A. Manners, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of April, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

