Davidson County DEEDWARR
Recvd: 09/16/02 13:24 2pgs
Fees:13.00 Taxes:140.60
20020916-0112490

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by HAL WILSON, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, BELINDA H. BEAN, have bargained and sold, and by these presents do transfer and convey unto the said HAL WILSON, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 131 in the Hortense Plan, said plan being of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, said lot fronts 50 feet on the easterly side of 35th Avenue, North, formerly Woodfin Street, and runs back between parallel lines 150 feet more or less to an alley.
>
> Being the same property conveyed to BELINDA H. BEAN by quitclaim deed from Carl H. Bean, Jr., of record in Instrument No. 20020419-0049141, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said HAL WILSON, his heirs and assigns, forever. And I do covenant with the said HAL WILSON, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said HAL WILSON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 12th day of September, 2002.

Belinda H. Bean
BELINDA H. BEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **BELINDA H. BEAN,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12th day of September, 2002.

Melody E Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $38,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 12th day of September, 2002.

Melody E Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 92-13
PARCEL 465.00

ADDRESS OF NEW OWNERS:
HAL WILSON
302 42nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

SAME