Davidson County DEEDWARR
Recvd: 01/03/03 13:30 2pgs
Fees:13.00 Taxes:92.50
20030103-0001282

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000336

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by WILSON ENTERPRISES, INC., and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, SHERRY A. DUNN, have bargained and sold, and by these presents do transfer and convey unto the said WILSON ENTERPRISES, INC., it's successors and/or assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 139 in East Edgefield, a plan of which is of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 139 fronts fifty feet on the northerly side of Boscobel Street, Formerly Magnolia Street, and runs back between parallel lines one hundred seventy five feet to an alley.
>
> Being the same property conveyed to SHERRY A. DUNN by deed from DWIGHT HOLLAND and wife, KAY B. HOLLAND of record in Book 5586, Page 136, 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 WILSON ENTERPRISES, INC., it's successors and/or assigns, forever. And I do covenant with the said WILSON ENTERPRISES, INC., 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 WILSON ENTERPRISES, INC., it's successors and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 16th day of December, 2002.

SHERRY A. DUNN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **SHERRY A. DUNN,** 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 he executed the foregoing instrument as his 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 16th day of December, 2002.

Melody E Coxton
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 $25,000.00, 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 16th day of December, 2002.

Melody E Coxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 83-13
PARCEL 169.00

ADDRESS OF NEW OWNERS:
WILSON ENTERPRISES, INC.
302 42nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

SAME