THIS INSTRUMENT PREPARED BY:
BARRY DOWNER
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000343

WARRANTY DEED

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

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Shelby Village No. Two of record in Book 1835, Page 48, corrected in Book 2032, Page 191 and amended in Book 2040, Page 403, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 65.00 feet on the southeasterly margin of Electric Ave. and extends back 112.7 feet on the northeasterly line and 115.3 feet on the southwesterly line to a dead line in the rear, measuring 65.0 feet thereon.

Being the same property conveyed to WILSON ENTERPRISES, INC. by deed from James E. Perkins and wife, Essie F. Perkins, of record in Instrument No. 20021218-0156520, 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 BARRY DOWNER, his heirs and assigns, forever. And it does covenant with the said BARRY DOWNER, that it is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said BARRY DOWNER, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 18th day of December, 2002.

Davidson County DEEDWARR
Recvd: 01/03/03 16:35 2pgs
Fees:13.00 Taxes:117.66
20030103-0001522

WILSON ENTERPRISES, INC.

BY: HAL WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **HAL WILSON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument on behalf of **WILSON ENTERPRISES, INC.** for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 17th day of December, 2002.

MELODY E. LAXTON NOTARY PUBLIC AT LARGE DICKSON COUNTY

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 $31,800.00, 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 17th day of December, 2002.

MELODY E LAXTON NOTARY PUBLIC AT LARGE DICKSON COUNTY

Melody E Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 94-01
PARCEL 461.00

ADDRESS OF NEW OWNERS:
BARRY DOWNER
256 Stewarts Ferry Pike Apt. 54
Nashville, TN 37214-3337

SEND TAX BILLS TO:
SAME