Davidson County DEEDWARR
Recvd: 01/14/03 08:08 2pgs
Fees:13.00 Taxes:233.10
20030114-0005497

THIS INSTRUMENT PREPARED BY:
RONALD D. CHANCE
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000335

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by RONALD D. CHANCE, 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 RONALD D. CHANCE, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 533 on the Plan of Haynes Manor, Section 4, of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the northerly side of Rowan Court and extends back 142.5 feet on the easterly line and 144.3 feet on the westerly line to a dead line and measures 84.6 feet thereon.

Being the same property conveyed to WILSON ENTERPRISES, INC. by deed from HAL E. WILSON and wife, MARTHA F. WILSON, of record in Instrument No. 20030114-0005496, 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 RONALD D. CHANCE, his heirs and assigns, forever. And it does covenant with the said RONALD D. CHANCE, 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 RONALD D. CHANCE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

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.** 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 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 $63,000.00, 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 Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

**MAP 59-11**
**PARCEL 209.00**

**ADDRESS OF NEW OWNERS:**
**RONALD D. CHANCE**
111 Butterfield Dr.
Goodlettsville, TN 37072

**SEND TAX BILLS TO:**

**SAME**