Davidson County DEEDWARR
Recvd: 01/29/03 14:24 3pgs
Fees:18.00 Taxes:296.00
20030129-0012417

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

This instrument prepared by:
Fayette County Title
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNER:
Sandra Perry
4300 Setters Road
Nashville, TN 37218

SEND TAX BILLS:
Same

Map 69-02-0, Parcel 13.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **LISA WILSON and husband, DAVID WILSON (who joins in this conveyance to convey any marital interest, if any, which he may have in said property), JEFFERY COUSIN and wife, JACKIE COUSIN (who joins in this conveyance to convey any marital interest, if any, which she may have in said property), JOZEFF COUSIN AND IRENE JONES,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **SANDRA PERRY, an unmarried person,** the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Enchanted Hills Subdivision, Section 1, of record in Book 3300, page 96, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Hydesdale Lane, said point being the common front corner of Lots Nos. 63 and 64, northerly 185.57 feet to a concrete monument, the common corner of Lots Nos. 63 and 64 on the southerly side of Lot No. 65; thence westerly 159.67 feet to a point on the easterly margin of Setters Road, the common corner of Lots Nos. 64 and 65; thence with the margin of said road 149.44 feet to a concrete monument being a point in a curve; thence around said curve southeasterly 37.38 feet to a concrete monument on the northerly margin of Hydesdale Lane; thence easterly with the margin of said Lane 96.40 feet to the point of the beginning.

BEING the same property conveyed to **JAMES CALVIN COUSIN AND WIFE, LUCILE P. COUSIN,** herein by Warranty Deed dated May 26, 1966 filed for record May 31, 1966 in Book 4021, page 183, said Register's Office. James Cousin died in Davidson County, Tennessee on or about January, 1977. Lucile Cousin Jones died intestate in Davidson County, Tennessee, on or about May 4, 1998 leaving a husband, Wilbur L. Jones, two sons, Jozeff Cousin. Sr. and Jeffrey Cousin, and a daughter, Lisa C. Wilson, who are the parties of the first part, and no deceased children nor descendants of deceased children. Wilbur L. Jones died intestate in Davidson County, Tennessee on or about October 23, 2001, leaving a wife, Irene

Jones, who is a party of the first part, and leaving no children.

Also being the same property conveyed to Lisa Wilson, Jeffery Cousin and Jozeff Cousin, herein by Affidavit of Heirships of record at Instrument No.'s 20021216-9154371, and 20021216-0154372, in said Register's Office.

Also being the same property conveyed to Irene Jones, herein by Affidavit of Heirships of record at Instrument No.'s 20021216-0154373 and 20021219-0156954, in said Register's Office.
Taxes for 2002 are to be prorated and paid by the Grantors named herein.

Said conveyance is made subject to easements of record in Book 5212, page 80, Register's Office for Davdison County, Tennessee and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 7th day of January, 2003.

Lisa Wilson
LISA WILSON

David Wilson, by Lisa Wilson, as Attorney-In-Fact
DAVID WILSON, by Lisa Wilson, as Attorney-In-Fact

Jeffery Cousin
JEFFERY COUSIN

Jackie Cousin
JACKIE COUSIN

Jozeff Cousin Sr.
JOZEFF COUSIN

Irene Jones
IRENE JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **LISA WILSON, JEFFERY COUSIN and wife, JACKIE COUSIN, and Jozeff Cousin*** and **IRENE JONES,** named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained. (***or proved to me on the basis of satisfactory evidence)

Witness my hand and seal at office on this the 7 day of January, 2003.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

NOTARY PUBLIC

(SEAL)
My Commission Expires: 7/30/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DAVID WILSON**, by **LISA WILSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself the be the Attorney-in-Fact for **DAVID WILSON** as evidenced by Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee and that she executed the within instrument for the purposes therein contained as Attorney-in-Fact for **DAVID WILSON**.

Witness my hand and seal at office on this the 7th day of January, 2003.

(SEAL)
My Commission Expires:
7-30-06

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

NOTARY PUBLIC

STATE OF DELEWARE
COUNTY OF NEWCASTLE

Personally appeared before me, the undersigned, a Notary Public for said County and State, **JEFFERY COUSIN and wife, JACKIE COUSIN,** named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 9th day of January, 2003.

NOTARY PUBLIC

(SEAL)
My Commission Expires: 5/21/04.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of January, 2003.

NOTARY PUBLIC

(SEAL)
My Commission Expires: 7/30/06.

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JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.