# WARRANTY DEED

B-CB-03-1111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Karen E. Hobbs
Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2003.

Laura Houn
Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

LAURA HOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Wilson | Bank Of America | |
| 1111 Gartland Avenue (ADDRESS) | 9000 Southside Blvd. (ADDRESS) | 83-09-47.00 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Jacksonville, FL 32256 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD CHARLES BERNHARDT AND WIFE, LINDA HART BERNDHARDT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID WILSON AND WIFE, KORTNEY WILSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 5 feet of Lot No. 16 and all of Lot No. 17 on the Plan of Belleview, of record in Plat Book 332, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 16 and all of Lot No. 17 front together 55 feet on the northerly side of Gartland Ave. and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Richard Charles Bernhardt and wife, Linda Hart Bernhardt by Warranty Deed dated June 29, 2000 and filed for record on June 30, 2000 in Instrument Number 200006300065245 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 03/19/03 08:56 2pgs
Fees:13.00 Taxes:780.70

20030319-0036133

unimproved ( )
This is improved (X) property, known as 1111 Gartland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of March, 2003.

Richard Charles Bernhardt

Linda Hart Berndhardt

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Richard Charles Bernhardt and wife, Linda Hart Berndhardt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of March, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903