Return to:
EQUITY SEARCH, INC.
2323 21st Avenue South
Fifth Floor
Nashville, TN 37212

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **18th** day of **April, 2003** between **NANCY M. RYANS, a married woman, ,** GRANTOR, and **HAL WILSON ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the plan of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 151 feet more or less on the easterly line and 150 feet, more or less, on the westerly line to an alley.

Being the same property conveyed to Nancy M. Ryans by deed from James Faris of record in Book 9672, page 683, and rerecorded in Instrument No. 200207250089165, Register's Office for Davidson County, Tennessee.

ALSO

Lot No. 167 on the Map of Hortense Place, as of record in Book 161, page 167, in the Register's Office for Davidson County, Tennessee.
Said Lot 167 fronts 50 feet on the westerly side of 35th Avenue North, formerly Woodfin Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Nancy M. Ryans by Final Order from the Chancery Court of Davidson County, Tennessee of recorded in Instrument No. 200210300132789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 161, page 167; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the 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 Grantee(s), their heirs and assigns, forever; and we do covenant with said Grantees 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **18th** day of **April, 2003.**

Davidson County DEEDWARR
Recvd: 04/21/03 13:32 2pgs
Fees:13.00 Taxes:85.84
20030421-0051895

Nancy M Ryans
NANCY M. RYANS

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY M. RYANS, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 18th day of April, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/07

ALBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $23200

Affiant

Subscribed and sworn before me this 18th day of April, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/07

ALBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
HAL WILSON
302 42ND AVENUE NORTH
NASHVILLE, TN 37209

Send Tax Bills to:
New owner

Map & Parcel Number:
92-13 / 384