File #200350640

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Davidson County DEEDWARR
Recvd: 07/28/03 13:34 2pgs
Fees:13.00 Taxes:629.00

20030728-0105119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

Edward E. Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward E. Gaines | National Bank of Commerce | Map 61-08-0 |
| (NAME) | (NAME) | |
| 1302 Haysboro Avenue | 115 29th Avenue S | Parcel 022.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37216 | Nashville, TN 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HOUSTON R. WILSON REVOCABLE LIVING TRUST,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EDWARD E. GAINES, UNMARRIED,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 15th, formerly the 11th Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 5 on the plan of Mrs. McGaughey's Subdivision of part of tract No. 3 of A. J. McGaughey's 2nd Haysboro Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, September 13, 1946, as follows:

Beginning on the southerly margin of Haysboro Avenue at the northeast corner of the property conveyed to Aaron Bobbitt and wife, by deed from Mrs. Viola D. Gourley of record in Book 1414, page 315, Register's Office for said County; thence with said Avenue, eastwardly 116.5 feet to the corner of Lot Nos. 4 and 5; thence with the line between said two lots southwardly 180 feet to the corner of Lot Nos. 5 and 6; thence with the line between Lot Nos. 5 and 6, southwestwardly 97.5 feet to the southeast corner of the Bobbitt property; thence with the easterly line of said Bobbitt property, northwestwardly 191 feet, more or less, to the beginning.

Being the same property conveyed by QuitClaim Deed to The Houston R. Wilson Revocable Living Trust of record in Book 11373, Page 204; previously conveyed to H. Ray Wilson and wife, Marjorie Jean Wilson by Warranty Deed of record in Book 4713, Page 598, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Area or content of the subject property is neither guaranteed nor insured.

Unimproved ( )
This is improved ( X ) property, known as 1302 Haysboro Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 25th day of July, 2003.**

Houston R. Wilson, Revocable Living Trust

Houston R. Wilson

By: Houston R. Wilson, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Houston R. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Houston R. Wilson Revocable Living Trust, the within named bargainor, ~~[illegible]~~ and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

**Witness my hand and official seal, this 25th day of July, 2003.**

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076