File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/03 08:44 2pgs
Fees:13.00 Taxes:101.75

20030828-0124827

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$27,500.00.**

Affiant

Subscribed and sworn to before me this 22nd day of August, 2003.

Notary Public

My Commission expires: 8/19/06 (Affix Seal)

ANDREW H. MARONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wilson Enterprises	SAME	91-7-148
302 42nd Ave North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dwight Ethridge,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 9 feet of Lot No. 716, all of Lot No. 718, and the easterly 6 feet of Lot No. 720 of Block No, 111, Plan No. 1, West Nashville as of record in Book 57, pages 74 & 75, Register's Office for said County.

Said Lot No. 718 and parts of Lots Nos. 716 and 720 front together 40 feet on the southerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alberta H. Etheridge, single, by deed from Joe L. Land and wife, Edith Land, on November 25, 1986, of record in Book 7050, page 839, Register's Office for Davidson County, Tennessee. The said Alberta H. Etheridge having since died leaving the property to Dwight Etheridge by will of record in Davidson County Tennessee Probate Court docket number 02P2019.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, pages 74 and 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **4809 Tennessee Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 22, 2003.

Dwight Ethridge

Dwight Ethridge

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dwight **Ethridge** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 22, 2003

My commission expires 4/22/06

Notary Public

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.