File Box 64
Record 2nd

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $27,664.75.

Affiant

Subscribed and sworn to before me this 9 day of Sept, 2003

Notary Public
My Commission expires 9/2/04

Davidson County DEEDWARR
Recvd: 09/10/03 10:38 2pgs
Fees:13.00 Taxes:102.36
20030910-0131984

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:
4809 Tennessee Land Trust	SAME	91-7-148

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, **Hal Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **4809 Tennessee Land Trust**, their heirs 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.

Being the same property conveyed to Wilson Enterprises, by deed from The Estate of Alberta H. Etheridge, on August 22, 2003, of record in Instrument Number 20030828-0124827, Register's Office for Davidson County, Tennessee. Further conveyed to Hal Wilson by Quitclaim Deed from Wilson Enterprises of record in Instrument Number 20030910-0131983, said Register's.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 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 September 9, 2003.

Hal Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this September 9, 2003

My commission expires _____

_____
Notary Public