Record 2nd File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/03 09:43 2pgs
Fees:13.00 Taxes:231.25
20030912-0134116

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,500.00.**

Affiant

Subscribed and sworn to before me this 11th day of September, 2003

Notary Public
My Commission expires: 8/20/06

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:
Brian Cummings	US Bank N.A.	105-6-190
1903 Wildwood Avenue	4801 Frederica Street	
Nashville, TN 37215	Owensboro, KY 42301	

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 **Brian Cummings and Lilla Marigza, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Edgehill Estates, Section 79, of record in Plat Book 4715, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sylvan Property Group, L.L.C., by deed from John N. Culver, on August 15, 2003, of record in Instrument Number 20030828-0124800, Register's Office for Davidson County, Tennessee. And further conveyed to Hal Wilson from Sylvan Property Group, L.L.C. of record in Instrument Number 20030912-0134115, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 4715, page 119, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4220, page 723, Register's Office for Davidson County, Tennessee.

This is improved property known as: **750 Alloway Street, Nashville, TN 37203**

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 11, 2003.

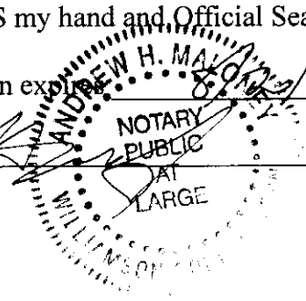
Hal Wilson

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 11, 2003

My commission expires 8/22/06



Notary Public