PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(DM) Title No: 45046
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/25/03 13:57 2pgs
Fees:13.00 Taxes:207.20
20030925-0142337

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James C. Wilson Jr. Jenny L. Wilson 7904 Meadow View Dr. Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 156-10-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$56,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Fredericksen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James C. Wilson Jr. and spouse, Jenny L. Wilson** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Harpeth River Estates, Sec I of record in Book 4460, page 188 Register's Office for said County to which Plan reference is made for a complete description thereof.

Being part of same property conveyed to Lynn R. Fredericksen and wife, Patricia A. Fredericksen by deed from Metropolitan Federal Savings and Loan Association of record in Book 6801, page 764, Office for said County. Lynn R. Fredericksen has since died, thereby leaving Patricia A. Fredericksen as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; Subject to the matters set out on The Plan, with Owner's Certificate, of record in Plat Book 4460 Page 188, said Register's Office. We will require proof as to the death of Lynn R. Fredericksen. Spouse if any, of vestee must join in proposed conveyance. Restrictions contained in instrument(s) of record in Book 4745, page 492; Book 5123, page 520 said Register's Office.

This is unimproved property, known as: 7904 Meadow View Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Patricia A. Fredericksen

Patricia A. Fredericksen

State of TENNESSEE

County of DAVIDSON

On this 27th day of May 2003, before me the undersigned authority, personally appeared Patricia A. Fredericksen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $56,000.00

James E. Wilson Jr.

Affiant

Sworn and subscribed before me this the 27th day of August, 2001

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public