Record and File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/03 13:28 2pgs
Fees:13.00 Taxes:388.50
20030930-0144229

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $105,000.00.

Affiant

Subscribed and sworn to before me this 25 day of September, 2003

Notary Public

My Commission expires: 8-22-06

(Affix Seal)

ANDREW H. MAJOR NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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:
Toby Hildabrand	SAME	83-1-48 & 83-1-49
1052 Timber Ridge Court		
Kingston Springs, TN 37082		

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 **Toby Hildabrand and Sarah Hildabrand, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1, 926 West Greenwood Avenue:
Being Lot No. 1 on the plan of Resubdivision of Lots Nos. 4, 5, and 6 of W.T. Woods Subdivision, of record in Book 2854, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 2, 928 West Greenwood Avenue:
Being Lot No. 2 on the plan of Resubdivision of Lots Nos. 4, 5, and 6 of W.T. Woods Subdivision, of record in Book 2854, page 84, 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 Maria R. Culver, on August 15, 2003, of record in Book 20030828, page 0124798, Register's Office for Davidson County, Tennessee. Further conveyed to Hal Wilson by Quitclaim Deed from Sylvan Property Group, L.L.C., of record in Instrument Number 20030930-0144228 **, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2854, page 84, Register's Office Davidson County, Tennessee.

This is improved property known as: **926 & 928 West Greenwood, Nashville, TN 37206**

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 25, 2003.

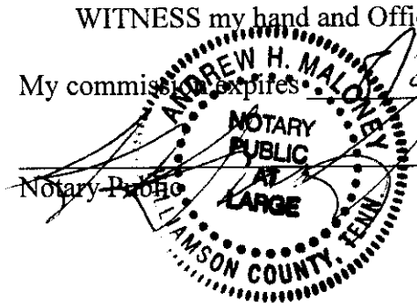
Hal Wilson

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 25, 2003

My commission expires 1/22/06



Notary Public