WARRANTY DEED

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Connie Jinnels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2003.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: September 6, 2004.
(AFFIX SEAL)

Commission Expires 9-6-04

Davidson County DEEDWARR
Recvd: 12/29/03 14:32 2pgs
Fees:13.00 Taxes:321.90

20031229-0183223

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Wilson Jr.	Robert D. Wilson Jr.	107-05-40
(NAME)	(NAME)	
725 Elissa Dr.	725 Elissa Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032354

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Teresa M. Stahl and Donna D. Temple and James R. Jeans and Joey T. Jeans**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert D. Wilson Jr. and wife**, Donna Denise Wilson hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot #112 on the map of Bel-Air Subdivision, Section II, as record in Book 2900, page 32, Register's Office for Davidson County, Tennessee.

Said lot #112 fronts 65.0' on the south westerly margin of Elissa Drive and extends back 143', more or less, on the northwesterly line and 140', more or less, on the southeasterly line, to the center of a creek in the rear, measuring 65' more or less, thereon.

Being the same property conveyed to Alma L. Jeans by quitclaim deed from Joe Jeans, dated September 2, 1986 and filed of record in Book 7000, page 792, Register's Office for Davidson County, Tennessee and by deed filed of record in Book 4307, page 911, said Register's Office. Alma L. Jeans died on April 3, 2003 leaving property vested to her heirs at law of Teresa M. Stahl, Donna D. Temple, James R. Jeans, and Joey T. Jeans.

Donna D. Temple, Donna D. Wilson and Donna Denise Wilson are one and the same person.

unimproved ☐

This is improved ☒ property, known as 725 Elissa Dr., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 22nd day of December, 2003.

James R. Jeans

Joey T. Jeans

Teresa M. Stahl

Donna D. Temple

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, a Notary Public in and for said County and State, personally appeared Teresa M. Stahl and Donna D. Temple and James R. Jeans and Joey T. Jeans, with whom I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee this 22nd day of December, 2003.

Commission expires: September 6, 2004

Ernestine Noell — Notary Public

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 9-6-04