Record 1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 10:28 2pgs
Fees:13.00 Taxes:48.10
20031230-0183664

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$13,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of December, 2003

Notary Public
My Commission expires: My Commission Expires 8-22-07
(Affix Seal)

HAL E. WILSON III Notary Public DeKalb 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:
Wilson Enterprises, Inc.	SAME	081-07-172.00
302 42nd Avenue North		
Nashville, TN 37209		

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, **The Heirs-at-Law of William (Bill) Henry Martin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 42 on the plan of Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 50 feet on the north side of St. Louis Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Bill Henry Martin by Installment Deed by Jack J. Cohen and wife, Bessie D. Cohen dated August 1, 1978 of record in Book 5325, page 672, Register's Office for Davidson County, Tennessee. And further conveyed to Bill Henry Martin, Marva D. Penson and Ollie O. Hall, a life estate with remainder interest in fee simple absolute in the last survivor of them by Quitclaim Deed from Bill Henry Martin dated December 20, 1990 of record in Book 8274, page 596, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Ollie O. Hall and Bill Henry Martin, as joint tenants with the right of survivorship in fee simple title absolute in the last survivor of them from Bill Henry Martin and Marva D. Penson, of record in Book 8328, page 13, said Register's Office. And further conveyed by Quitclaim Deed to Bill Henry Martin from Ollie O. Hall, on December 20, 1993, of record in Book 9237, page 28, said Register's Office. The said Bill Henry Martin having since died on November 10, 2000, leaving said property Frank T. Martin, his sole heir.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 146, Register's Office Davidson County, Tennessee.
- Restrictions of sale of property as set forth in instrument recorded in Book 5325, page 672, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1714 St. Louis Street, Nashville, TN 37208**

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 December 22, 2003.

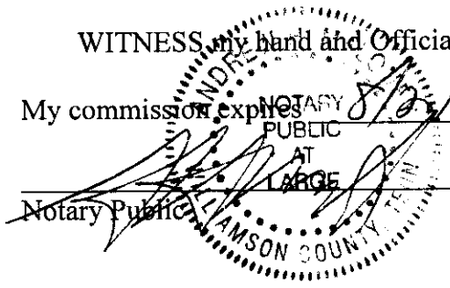
The Heirs-at-Law of William (Bill) Henry Martin

BY: Frank T. Martin
Frank T. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this December 22, 2003



My commission expires 8/2/06

Notary Public