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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/04 14:22 2pgs
Fees:13.00 Taxes:51.80

20040209-0015522

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$14,000.00.**

Affiant

Subscribed and Sworn to before me this 6th day of February, 2004

Notary Public

My Commission Expires (Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 9-22-07

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	091-16-334.00
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, **Shirley R. Cox, an unmarried man**, 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:

Beginning on the northerly margin of Nevada Avenue, formerly Third Avenue, at the corner of Lots Nos. 32 and 33; thence with the northerly margin of said Avenue, westwardly 40 feet to the southeast corner of the property conveyed to Bonnie M. Stinson Sullivan by deed from Earl J. Harrison, et al of record in Book 1368, page 128, Register's Office for said County; thence with the easterly line of said Sullivan property northwardly 150 feet, more or less, to the southerly margin of an alley; thence with said alley, eastwardly 37.4 feet to the corner of Lots Nos. 32 and 33; thence with the line between said two lots, southwardly 150 feet to the beginning.

Being the same property conveyed to Shirley R. Cox, an unmarried man, by deed from Chlow Mae Williams, on May 13, 1987, of record in Book 7236, page 446, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2, page 74, Chancery Court, Davidson County, Tennessee.

This is improved property known as: **4010 Nevada Avenue, Nashville, TN 37209**

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 February 6, 2004.

Shirley R. Cox
Shirley R. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shirley R. Cox and wife, Dorothy A. Cox** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 6, 2004

My commission expires _____

_____
Notary Public

NATALIE E. WILSON
Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07