Bk 604

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/04 14:23 2pgs
Fees:13.00 Taxes:111.00

20040209-0015523

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$30,000.00.**

Affiant

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

Notary Public

Notary Public
My Commission Expires: 5/25/07

**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 | 147-03-0-B-023.00 CO |
| 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, **James M. Green**, 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:

**Land in Davidson County, Tennessee, being Unit No. G-8 on the Plan of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.**

**Being the same property conveyed to James M. Green, by Chancery Court Order I.D. No. 251441 from Claudia C. Bonnyman, as Clerk and Master, on July 8, 2002, of record in Instrument Number 20020909-0109173, 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 6576, page 69, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 6594, page 502; and Book 7044, page 209, Register's Office for Davidson County, Tennessee.

This is improved property known as: **370 Wallace Road Unit #G-8, Nashville, TN 37211**

**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 4, 2004.

James M. Green

**James M. Green**

STATE OF NC
COUNTY OF Buncombe

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James M. Green** 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 February 4, 2004

My commission expires 09/04/2005

Janet A Green
Notary Public

