Box 64

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$52,700.00.**

Affiant

Subscribed and sworn to before me this ___ day of ___, 20__.

Notary Public
My Commission expires: ___
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/23/04 13:19 2pgs
Fees:13.00 Taxes:194.99

20040423-0046462

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	91-09-0-84
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 Delsie H. Smothers**, 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 the southerly part of Lot No. 45 and the southeasterly part of Lot No. 44 on the plan of T.M. Nalls Subdivision, of record in Book 421, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of said lots fronts 100 feet on the west side of Nall Avenue now Stevenson Street and run back between parallel lines, along the north margin of Deal Avenue 150 feet to a dead line.

Being the same property conveyed to Guy M. Smothers and wife Delsie H. Smothers, by deed from Isaac Andrew Pardue and wife, Kathleen P. Pardue, on August 12, 1959, of record in Book 2929, page 627, Register's Office for Davidson County, Tennessee. The said Guy M. Smother having since died on September 12, 1994, leaving said property to Delsie H. Smother by right of survivorship. The said Delsie H. Smothers having since died June 21, 2002, leaving said property to Beverly Ann Phillips, Linda Gayle Smothers and Sherri Faye Smothers, her Heirs-at-Law.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4214, page 63, Register's Office Davidson County, Tennessee
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4015, page 81, Register's Office Davidson County, Tennessee

This is improved property known as: **561 Stevenson Street, 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 April 12, 2004.

The Heirs-at-Law of Delsie H. Smothers

BY: Beverly Ann Phillips
Beverly Ann Phillips

BY: Sherri Faye Smothers
Sherri Faye Smothers

BY: Linda Gayle Smothers
Linda Gayle Smothers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beverly Ann Phillips, Sherri Faye Smothers, and Linda Gayle Smother, 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 April 12, 2004

My commission expires _____

_____
Notary Public

ANDREW H. MACKIE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.