Davidson County DEEDWARR
Recvd: 05/18/04 08:52 2pgs
Fees:13.00 Taxes:194.25
20040518-0057817

#152

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ricky Rose	(NEW OWNERS)	Map 082-08-0
4705 McBride Road		Parcel 281.00
Antioch, TN 37013		

Return to:

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Wilson Enterprises, Inc., a Tennessee corporation,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Ricky Rose and wife, Judy Painter-Rose,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of J.W. Hart's Addition of record in Plat Book 57, page 129, said Register's Office, to which reference is hereby made for a more complete description. *20040518-0057816

Being the same property conveyed to Wilson Enterprises, Inc., from Hal Wilson and wife, Martha Wilson by quitclaim deed of record in Instrument No. *_____, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2004 Taxes, a lien not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 57, page 129, said Register's Office.

This is improved property commonly known as **712 McFerrin Avenue, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $52,500.00.

Affiant

Subscribed and sworn to before me this 14th day of May, 2004.

Notary public

My Commission Expires: My Commission Expires MAR. 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **14th** day of **May, 2004**.

Wilson Enterprises, Inc.

By: _____
Hal Wilson, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hal Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself** to be the **Secretary** of **Wilson Enterprises, Inc.,** a corporation and that **he** as such authorized **Secretary** has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by **himself** as such aforesaid authorized **Secretary**.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of May, 2004.

Notary Public

My commission expires: My Commission Expires MAR. 31, 2007