2nd BOX 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 11:08 2pgs
Fees:13.00 Taxes:229.40
20040521-0059920

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of May, 2004

Notary Public at Large

My Commission expires: (Affix Seal)

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:
Brennon Fitzpatrick	SAME	091-09-0-084.00
561 Stevenson St.		
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, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brennon Fitzpatrick**, 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 Wilson Enterprises, Inc., by deed from Beverly Ann Phillips, Linda Gayle Smothers, and Sherri Faye Smothers, Heirs at Law to Delsie H. Smothers, on April 12, 2004, of record in Instrument Number 20040423-0046462, 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 Plat Book 421, 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 fir 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 May 7, 2004.

Wilson Enterprises, Inc.

BY: _____
Hal Wilson, Secretary

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of May, 2004, before me, appeared Hal Wilson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Wilson Enterprises, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 8-22-07