2nd
Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/04 13:46 2pgs
Fees:13.00 Taxes:140.60

20040615-0070703

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $38,000 (AA)

Affiant

Subscribed and sworn to before me this day of June 2004

Notary Public
My Commission Expires: (Affix Seal)

Notary Public At Large
DAVIDSON COUNTY, TN

My Commission Expires 9-21

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	118-04-0-183.00
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, **Anthony Edward Thomas and Kimberly Thomas**, 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 West 150 feet of Lot No. 26 on the plan of Rosedale Subdivision, of record in Book 547, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the east side of Klein or Kline Avenue and runs back between parallel lines 150 feet to an alley which is sometimes called the west margin of Caldwell Avenue extended.

Being the same property conveyed to Anthony Edward Thomas and Kimberly Thomas, by deed from Jerry Bruce Calvin and Debra S. Calvin, on February 19, 1992, of record in Book 8557, page 654, 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 8557, page 654, Register's Office Davidson County, Tennessee.

This is improved property known as: **2218 Kline Avenue, 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 June 7, 2004.

Anthony Edward Thomas

Kimberly Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anthony Edward Thomas and Kimberly Thomas** 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 June 7, 2004

My commission expires _____

_____
Notary Public

Notary Public At Large DAVIDSON COUNTY, TN
My Commission Expires 9-22-07