1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 15:20 2pgs
Fees:13.00 Taxes:305.25

20040624-0075386

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,500.00.**

Affiant

Subscribed and sworn to before me this ___ day of ___, 2004.

Notary Public
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:
Terry Ferguson	SAME	060-08-0-022.02
3008 Hillside Drive		
Nashville, TN 37207		

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 **Terry Ferguson and Connie Ferguson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 100 feet of the easterly 200 feet of Lot No. 4 on the plan of E.A. Lindsley Sub., Dickerson Road, of record in Plat Book 547, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 4 fronts 100.00 feet on the westerly margin of Hillside Drive and extends back between parallel lines 200.00 feet to a dead line.

Being the same property conveyed to Wilson Enterprises, Inc., by deed from Charles L. Cotten and wife, Ruby M. Cotten, on July 8, 1994, of record in Book 9467, page 259, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Deed of Trust by Wilson Enterprises, Inc., to First Union National Bank of Tennessee in the amount of $45,450.00 on September 15, 1994, of record in Book 9467, page 261, as re-recorded in Book 9470, page 676, Register's Office for Davidson County, Tennessee.
- Deed of Trust by Wilson Enterprises, Inc., to First Union National Bank of Tennessee in the amount of $135,000.00 on November 23, 1998, of record in Book 11221, page 582, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Plat Book 547, page 144, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drain of record in Book 5559, page 506, Register's Office Davidson County, Tennessee.

This is improved property known as: **3008 Hillside Drive, Nashville, TN 37207**

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 19, 2004.

Wilson Enterprises, Inc.

BY: _____
Hal Wilson, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of June, 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 At Large DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires

My Commission Expires 8-22-07