1st
Bk# 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 15:28 2pgs
Fees:13.00 Taxes:680.80

20040624-0075394

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$184,000.00**

Affiant

Subscribed and sworn to before me this 22 day of June, 2004

Notary Public
My Commission expires: My Commission Expires

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:
Denise A. Ward	SAME	Map: 118-1
900 & 902 Gilmore Avenue		Parcels: 454 & 269
Nashville, TN 37204		

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 **Denise A. Ward**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 900 Gilmore Avenue
Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 2: 902 Gilmore Avenue
Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilson Enterprises, Inc., by deed from Patrick Chadwick and wife, Chasity Chadwick, on February 26, 1999, of record in Book 11359, page 518, Register's Office for Davidson County, Tennessee. And further conveyed to Hal E. Wilson and wife, Martha F. Wilson by Quitclaim Deed from Wilson Enterprises, Inc. of record in Instrument Number 20020129-0012414, said Register's Office. And further conveyed to Wilson Enterprises, Inc by Quitclaim Deed from Hal E. Wilson and wife, Martha F. Wilson of record in Instrument Number 20021231-0162637, Said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 93, Register's Office Davidson County, Tennessee.

This is improved property known as: **900 & 902 Gilmore Avenue, Nashville, TN 37204**

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, its successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto she 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 22, 2004.

Wilson Enterprises, Inc.

By Hal Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 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 My Commission Expires 8-22-07

NOTARY PUBLIC

My Commission Expires: