Record 1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 15:09 2pgs
Fees:13.00 Taxes:244.20

20040713-0083503

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $66,000.00.

Affiant

Subscribed and sworn to before me this 12 day of July, 2004

Notary Public
My Commission Expires: (Affix Seal)

Notary Public At Davidson County, TN My Commission Expires 6-22-07

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, TN 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Toby G. Hildabrand, et ux	SAME	083-09-0-379.00
1052 Timber Ridge Court		
Kingston Springs, Tn 37082		

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 **Toby G. Hildabrand and Sarah J. Hildabrand, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the westerly 6-1/3 feet of Lot No. 38 and the easterly 33-2/3 feet of Lot No. 39 on the Plan of the Subdivision of the Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for said County. Said westerly part of Lot 38 and the easterly part of Lot 39 front together 40 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wilson Enterprises, Inc, from Carl Good, dated June 28, 2004 of record in Instrument Number 20040702-0079324, 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 57, page 66, Register's Office Davidson County, Tennessee.

This is improved property known as: **1410 Forrest Avenue, Nashville, TN 37206**

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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it 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 July 12, 2004.

Wilson Enterprises, Inc.

By Hal Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12 day of July, 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