Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 15:10 2pgs
Fees:13.00 Taxes:277.50

20040713-0083505

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00

Affiant

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

Notary Public
My Commission Expires: Expires 8-22-07

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:
Wilson Enterprises, Inc.	SAME	128-10-0-131.00
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, **Doris T. Fleming**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises, Inc.**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 128 on the plan of Stacy Square, Section 4, of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to James A. Fleming and wife, Doris T. Fleming, by Quitclaim deed from John V. Adams, Trustee, on February 1, 1979, of record in Book 5554, page 53, Register's Office for Davidson County, Tennessee. The said James A. Fleming having since deceased on April 9, 1998, leaving said property to Doris T. Fleming by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **204 Colt Drive, Nashville, TN 37221**

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 heirs, 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 July 12, 2004.

Doris T. Fleming

Doris T. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doris T. Fleming** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2004

My commission expires: _____

_____
Notary Public

