Davidson County DEEDWARR
Recvd: 07/23/04 14:24 3pgs
Fees:18.00 Taxes:673.40

20040723-0088408

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **July, 2004, by and between RUBY C. WILSON, A WIDOW, UNMARRIED, and RUBY C. WILSON, TRUSTEE, OF THE HERMON H. WILSON TRUST, hereinafter called Grantors, and EDDIE H. DAVIS AND WIFE, MARY BENET DAVIS, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RUBY C. WILSON, A WIDOW, UNMARRIED, and RUBY C. WILSON, TRUSTEE, OF THE HERMON H. WILSON TRUST, as Grantors, do hereby bargain, sell, transfer and convey unto EDDIE H. DAVIS AND WIFE, MARY BENET DAVIS, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3005 AMBROSE AVENUE, NASHVILLE, TENNESSEE 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Ruby C. Wilson
RUBY C. WILSON
Signature of Seller

Ruby C. Wilson Trustee
RUBY C. WILSON, TRUSTEE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RUBY C. WILSON, A WIDOW, UNMARRIED, and RUBY C. WILSON, TRUSTEE, OF THE HERMON H. WILSON TRUST, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of July, 2004.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

EDDIE H. DAVIS
3019 Ambrose Ave
Nashville TN 37207

Property Address:

3005 AMBROSE AVENUE
NASHVILLE, TENNESSEE 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-5, PORTION OF PARCEL 32

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$182000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **July, 2004.**

Notary Public

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7447

My Commission Expires NOV. 26, 2005

EXHIBIT 'A'

Two tracts of land in the County of Davidson, State of Tennessee, more particularly described as follows:

Tract I: Being Lot No. 26 on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County. Said Lot No. 26 fronts 70 feet on the west side of Ambrose Avenue and runs back between parallel 180 feet to a dead line.

Tract II: Being Lot No. 27 on the Plan of Rothwood, Section One, of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 27 is situated on the northwesterly corner of the intersection of Ambrose Avenue and a 20-foot alley, fronting 50 feet on the westerly margin of Ambrose Avenue and 160 feet the northerly margin of said alley, said frontage being joined by a curve having a length of 31.4 feet, a radius of 20 feet. Said lot extends back from Ambrose Avenue 180 feet on the northerly line and 70 feet from said alley on the westerly side.

Being a portion of the same property conveyed to HERMON H. WILSON AND RUBY C. WILSON, AS TENANTS IN COMMON, by Quitclaim Deed from HERMON H. WILSON AND WIFE, RUBY C. WILSON, of record in Book 10273, page 96, Register's Office for DAVIDSON County, Tennessee, the said Hermon H. Wilson having since died on October 13, 2002 and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 04P-1111, and filed in Will Instrument No. 5653/1555703, his one-half undivided interest in and to said property was devised and bequeathed unto the Hermon H. Wilson Trust under said Will.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-5, PORTION OF PARCEL 32).

2. All matters as set forth on the Plan of SECTION ONE, ROTHWOOD, of record in Plat Book 1424, page 134, said Register's Office, which plan includes a 30-foot minimum building setback line from Ambrose Avenue; a 10-foot public utility and drainage easement along the rear lot line.