This instrument prepared by:
Troy R. Bartelt
5240 Catspaw Drive
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 08/10/04 09:15 3pgs
Fees:18.00 Taxes:825.10

20040810-0096270

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Troy R. Bartelt
5240 Catspaw Drive

Antioch, Tennessee 37013

MAIL TAX STATEMENT TO:
Troy R. Bartelt
5240 Catspaw Drive

Antioch, Tennessee 37013

MAP PARCEL NUMBERS:

Map/Parcel: 183-05A-148.0000

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Perry Wilson, Sr., and Opal V. Wilson, husband and wife has this day bargained and sold, and does hereby transfer and convey unto the said Troy R. Bartelt, a single man, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 85 ON THE PLAN OF OCTOBER WOODS, REVISION ONE, PHASE TWO, SECTION FIVE, OF RECORD IN PLAT BOOK 7900, PAGE 909 AND AMENDED BOOK 9700, PAGE 439, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Perry Wilson, Sr., and Opal V. Wilson, husband and wife by Deed from Life Styles Homes of record in Book 11163, Page 955, said Register's Office.

This is unimproved ( ) property known as 5240 Catspaw Drive, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 28th day of April, 20 04, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Perry Wilson, Sr. by Opal V. Wilson Opal V. Wilson

Perry Wilson, Sr. BY: Attorney in Fact Opal V. Wilson

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss

Personally appeared before me, Theresa D. Dorsey, a Notary Public in and for said County and State, ~~Perry Wilson, Sr. and~~ **Opal V. Wilson** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Smyrna, TN this 28th day of April, A.D., 20 04.

NOTARY STAMP/SEAL

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. MY COMMISSION EXPIRES 5/17/2005

Theresa D. Dorsey
NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value whichever is greater, for this transfer is $ 223,000.00

Subscribed and sworn to before me this the 28 day of April, 2004

(Affix Seal)

Joseph Bartlett
Affiant

Notary Public
My Commission Expires: _____

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. MY COMMISSION EXPIRES 5/17/2005

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Opal V. Wilson with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Perry Wilson, Sr. and that she is authorized by Perry Wilson, Sr. to execute this instrument on her behalf.

Witness my hand and seal at Smyrna, Tennessee, this 28th day of April, 2004.

Theresa D. Dorsey

Notary Public at Large

My Commission Expires:

