Davidson County DEEDWARR
Recvd: 08/30/04 10:57 2pgs
Fees:13.00 Taxes:351.50

20040830-0104392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3458

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Babb	Suntrust Mortgage, Inc.	63-2
(NAME)	(NAME)	
1507 Ocoee Trail	201 4th Avenue North, 7th Floor	110
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Nashville, Tennessee 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher C. Wilson and wife, Sonja R. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Babb and wife Patricia L. Babb

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract or Parcel of land located in Davidson County, Tennessee, being further dscribed as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 101 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 3, as of record in Plat Book 974, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the westerly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Christopher C. Wilson, an unmarried man, by Warranty Deed from Tommy L. Massey and wife, Angela G. Massey, of record in Book 11137, page 85, Register's Office for Davidson County, Tennessee. The said Christopher C. Wilson having subsequently conveyed all of his right, title and interest in and to said property through Richard Manson, Trustee, to Christopher C. Wilson and wife, Sonja R. Wilson, by Quitclaim Deed, of record in Book 11662, page 967, Register's Office for Davidson County, Tennessee.

This is improved property known as 1507 Ocoee Trail, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 their hands this 19th day of August, 2004.

Christopher C. Wilson

Sonja R. Wilson

Sonja R. Wilson

04-3458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Christopher C. Wilson the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 19th day of August, 2004.

My commission expires 4/10/2006

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Christopher C. Wilson and wife, Sonja R. Wilson

the 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 and official seal at Goodlettsville, Tennessee, this 19th day of August, 2004.

JANIS L. DUREE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 4/10/2006

Notary Public Janis L. Duree