Box 64

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/04 14:57 2pgs
Fees:13.00 Taxes:55.50
20040902-0106517

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $15,000.00.

Affiant

Subscribed and sworn to before me this 1st day of September 2004

Notary Public
My Commission Expires 8-2-07

**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: |
|---|---|---|
| Douglas M. Simpson<br>Dwayne Smith | SAME | 103-01-96; 97; 103 |
| 225 Orlando Ave,<br>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, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Douglas M. Simpson and Dwayne Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Tract 1: (6025 Hill Circle Drive)**
**Beginning on a stone in the south boundary of the north part of Hill Circle Drive 300 ft. east of Cowden Ave; thence north 82° east 86 ft. to a stone; thence south 80° 30" east 14 ft. to a stone; thence south 2° 15" west 125.2 ft. to a stake at top of hill; thence with north line of Hill Top Lot south 75° 15" west 55 ft. to a stake; thence north 18° west 136 ft. to the beginning. Being Lot No. 4 section 5 in Cowden sub-division and being a part of a tract of land conveyed to John T. Lellyette to Lillian S. Cowden by deed of record in Register's Office of Davidson County, Tennessee book 505, page 506.**

**Tract 2: (6026 Hill Circle Drive)**
**Being the south part of lot No. 8 in section III of Cowden sub-division described as follows:**

**Beginning on a stone in the north boundary line of Hill Circle with Cowden Avenue; and running with this boundary N 82° E to a stone; thence N 25° W 193 feet to a stone; thence S 68° W 100 feet to a stone; thence S 26° E 169.5 feet to the beginning.**

**Tract 3: (6030 Hill Circle Drive)**
**Beginning on a stone in the North boundary line of Hill Circle two hundred feet East of the corner of Hill Circle with Cowden Ave and running with his boundary N 82° E 100 ft. to a stone; thence N 26° W 169.5 ft. to a stone; thence S 68° W 100 ft. to a stone; thence S 86° E 156 ft. to the beginning, being the south part of lot No. 9 in Section III of Cowden subdivision and being part of the tract of land conveyed by John T. Lellyette by deed of record to Lillian S. Cowden in Register's Office of Davidson County, Tenn. book 505, page 506.**

**Being the same property conveyed to Wilson Enterprises, Inc., by deed from William Buren Daniel, on March 24, 2004, of record in Instrument Number 20040423-0046461, Register's Office for Davidson County, Tennessee.**

This is improved property known as: **6025, 6026, and 6030 Hill Circle, Nashville, TN 37204**

**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 he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he 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 September 1, 2004.

**Wilson Enterprises, Inc.**

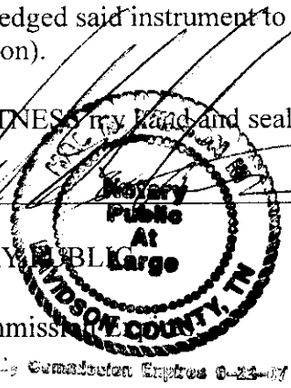
**By Hal Wilson**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of September, 20 04, 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 6-22-07