WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,350.00

Melissa D Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004.

Mary Anne Hardaway
Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 11/09/04 10:49 2pgs
Fees:13.00 Taxes:238.10
20041109-0134939

THIS INSTRUMENT WAS PREPARED BY
, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey H. Wilson	Rickey H. Wilson	42-16-50
(NAME)	(NAME)	
111 Peggy Street	111 Peggy St.	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042107

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Catron Ray Hunter Jr**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rickey H. Wilson**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property known as 111 Peggy St., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of October, 2004.

Catron Ray Hunter Jr

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Catron Ray Hunter Jr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Catron Ray Hunter Jr executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Hendersonville, Tennessee this 29th day of October, 2004.

Commission expires: 2-23-08

Mary Anne Hardaway
Notary Public

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

EXHIBIT A

Situated in Davidson County, Tennessee:
Being Lot No. 30 on the Map of Part Two, Finnland Heights of record in Book 1424, page 7, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the easterly side of Peggy Street and runs back 120.4 feet on the northerly line and 112 feet on the southerly line, to a dead line in the rear measuring 100 feet thereon.

BEING all of the same property conveyed to Catron Ray Hunter Jr and John W. Hunter by Quitclaim Deed from Catron Ray Hunter, dated 4/4/01 of record in Instrument number 20010405-0033372, Register's Office for Davidson County, Tennessee.