Bk 44

Davidson County DEEDWARR
Recvd: 02/09/05 10:39 2 pgs
Fees:13.00 Taxes:370.00

20050209-0015073

Bk 44

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Sr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Chris Lund
Affiant

LINDA TURNER RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Subscribed and sworn to before me, this 8th day of February, 2005.

Notary Public

My Commission Expires: My Commission Expires JAN. 28, 2006

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
AmSouth Bank 3000 Galleria Tower Suite 1600 Birmingham, AL 35244	SAME	104-02-357 21W 01955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LENO E. FITZGERALD, TRUSTEE OF TRUST A U/W JOHN U. WILSON AND AS EXECUTOR OF THE ESTATE OF SADYE T. WILSON, AND LENO E. FITZGERALD, TRUSTEE OF TRUST B U/W JOHN U. WILSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **AMSOUTH BANK**, an Alabama state banking corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Boyd Cockrill Spring Plan, of record in Book 4715, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed a one-half (1/2) undivided interest to Sadye T. Wilson and Leno E. Fitzgerald, Co-Trustees of Trust A U/W John U. Wilson, and one-half (1/2) undivided interest to Sadye T. Wilson and Leno E. Fitzgerald, Co-Trustees of Trust B U/W John U. Wilson, as tenants in common, by Executor's Quitclaim Deed from Sadye T. Wilson and Leno E. Fitzgerald, Co-Executors of the Estate of John U. Wilson, deceased, of record in Book 9220, page 445, Register's Office for Davidson County, Tennessee; the said Sadye T. Wilson having since died January 4, 2004.

This conveyance is made subject to:

1. Lease Agreement of record in Book 4915, page 883, and as amended in Book 4915, page 894, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 4715, page 162, Register's Office for said County.

This is improved property known as 3023 West End Avenue, Nashville, TN 37203.

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, its successors and assigns, forever; and I 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of February, 2005.

TRUST A AND B U/W JOHN U. WILSON

By: Leno E Fitzgerald Trustee
Leno E. Fitzgerald, Trustee

ESTATE OF SADYE T. WILSON

By: Leno E Fitzgerald Executor
Leno E. Fitzgerald, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LENO E. FITZGERALD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee and Executor**, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office this 8 day of February, 2005.

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Linda Turner Ray
Notary Public

My Commission Expires: My Commission Expires JAN. 28, 2006