PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 06/02/05 17:09 3 pgs
Fees:18.00 Taxes:621.60
20050602-0062855

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of May, 2005, by and between PAUL E. LIGON, MARRIED, and CYNTHIA K. WELLS, MARRIED, hereinafter called Grantors, and TIM WILSON, married, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PAUL E. LIGON, MARRIED, and CYNTHIA K. WELLS, MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto TIM WILSON, married, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 805 KENDALL DRIVE, NASHVILLE, TENNESSEE 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

PAMELA K. LIGON, wife of PAUL E. LIGON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

FREDDIE E. WELLS, husband of CYNTHIA K. WELLS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

PAUL E. LIGON
Signature of Seller

PAMELA K. LIGON
Signature of Seller Spouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL E. LIGON and his wife, PAMELA K. LIGON, the within named 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 purposed therein contained.

Witness my hand at Madison, Tennessee, this 23rd day of May, 2005.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

my comm exp
5/24/2008

Cynthia K. Wells

CYNTHIA K. WELLS
Signature of Seller

Freddie E. Wells

FREDDIE E. WELLS
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CYNTHIA K. WELLS and her husband, FREDDIE E. WELLS,** the within named 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, at office, this 23 day of May, **2005.**

Denise C. Allis

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

TIM WILSON
TENNESSEE
NASHVILLE, TENNESSEE 37209

Property Address:

805 KENDALL DRIVE
NASHVILLE, TENNESSEE 37209

Person Responsible for Taxes:

Map & Parcel #: MAP 103-9, PARCEL 46

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$168000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me a Notary Public, this 23 day of **May, 2005.**

Robin S. Edwards

Notary Public

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 28, 2007

My Commission Expires: 3/28/07

EXHIBIT 'A'

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 46 on the plan of Section 4, Brookside Courts, Addition No. 4, of record in Book 2083, page 59, Register's Office for said County.

SAID Lot No. 46, which is a corner lot, fronts 65 feet on the northwesterly margin of Kendall Drive and fronts 138.75 feet on the southwesterly margin of Docshill Drive, said frontages being joined by a curve having a length of 39.26 feet, and extends back 115.4 feet on the northwesterly line and 157 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to William L. Ligon et ux, Nancy F. Ligon, by Warranty Deed from Charles W. Yagel, Jr. and wife, Mary Alice Yagel, of record in Book 5201, 495, Register's Office for Davidson County, Tennessee. The said William L. Ligon having since died on June 1, 2001, the property vested by operation of law in his surviving spouse, Nancy F. Ligon. The said Nancy F. Ligon having subsequently died intestate on February 17, 2004, and her only heirs at law were her two children, Paul E. Ligon and Cynthia K. Wells, the Grantors herein.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 103-9, PARCEL 46).

2. All matters as set forth on the Plan of Section 4, Brookside Courts, Addition No. 4, of record in Plat Book 2083, page 59, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, including but not limited to:

a. 30 Foot Minimum Building Setback Line from Kendall Drive.

b. 20 Foot Minimum Building Setback Line along Northeasterly lot line.

c. 10 Foot Public Utility Easement along rear lot line.