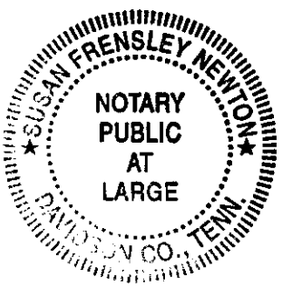
Davidson County DEEDWARR
Recvd: 07/11/05 14:12 2 pgs
Fees:13.00 Taxes:480.63

20050711-0079962



|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$129,900.00
|X James W Wilson
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 28th DAY OF June, 2005.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. & Kam M. Wilson 4837 Cascade Drive Old Hickory, TN 37138	Star Mortgage Services P.O. Box 200010 Kennesaw, GA 30156	Map 64-08 Parcel 14

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,

Rue N. Niggeler, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James W. Wilson and wife, Kam M. Wilson

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:

BEING LOT NO. 336 ON THE PLAN OF SHERWOOD FOREST, SECTION 4, AS OF RECORD IN BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRITZ R. NIGGELER AND WIFE, RUE N. NIGGELER BY DEED FROM HERMITAGE CONSTRUCTION COMPANY, INC., DATED MARCH 6, 1974, AND OF RECORD IN BOOK 4794, PAGE 509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FRITZ R. NIGGELER IS DECEASED. PROPERTY NOW VESTS IN RUE N. NIGGELER AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4704, Page 448, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4837 Cascade Drive, Old Hickory, TN 37138
(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 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 my hand(s) this 28 day of June, 2005.

Rue N. Niggeler
Rue N. Niggler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rue N. Niggeler, widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076