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

Davidson County DEEDWARR
Recvd: 09/13/05 14:11 2 pgs
Fees:13.00 Taxes:962.00
20050913-0110062

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Tim R. Wilson**
Address **6236 Bresslyn Road**
City/State/Zip **Nashville, TN 37205**

SEND TAX BILLS TO:
Name Tim Wilson
Address 6025 Joelyn Hollow Rd
City/State/Zip Nashville TN 37205

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Bryan H. Talbot and Pattie R. Talbot (**"Grantor"**) ****Husband and Wife,** has this day bargained and sold, and does hereby transfer and convey unto **Tim R. Wilson,*** **("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:
***=married**

Land in Davidson County, Tennessee, Being Lot No. 143 on the Plan of West Meade Farms, Inc., Section "F", of record in Plat Book 1835, page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Said Lot No. 143 fronts 120.7 feet on the northerly side of Bresslyn Road and runs back 272.4 feet on the westerly line and 308 feet on the easterly line, to a dead line, which is a broken line measuring 183.4 feet thereon.

Being all of the same property conveyed to Bryan H. Talbot and Pattie R. Talbot, by Warranty Deed from Joseph Hale Talbot, III and James Bomar Talbot, Register's Office for Davidson County, Tennessee.
in Book 11685. Page 557, re-recorded in Book 11725, Page 680

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 115 Group 11 Parcel 110

This is improved property known as: 6236 Bresslyn Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **30th** day of **August, 2005.**

Bryan H. Talbot

Pattie R. Talbot

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **the undersigned, a Notary** Public in and for said County and State, **Bryan H. Talbot and Pattie R. Talbot** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

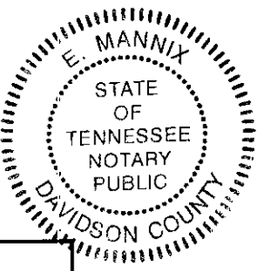
WITNESS MY HAND and official seal at office, this **30th** day of **August, 2005.**

Commission expires

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009



STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$260,000.00**

Affiant _____

Subscribed and sworn to before me, this the 30th day of August,2005.

My commission expires: 11-25-06 _____ E. Mannix
Notary Public - Register