Davidson County DEEDWARR
Recvd: 09/14/05 13:38 2 pgs
Fees:13.00 Taxes:1147.00
20050914-0110663

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ronald F. Wilson & Eileen S. McDermott 119 West Tyne Drive Nashville, TN 37205	same	130-05-0-043.00

WARRANTY DEED

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, I, **Nancy G. Vantrease**, an unmarried woman, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Ronald F. Wilson and wife, Eileen S. McDermott**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 18 of Block "H" on the Map of Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, pages 71 and 72, Register's Office for said County.
>
> Said Lot No. 18 fronts 104 feet on the southerly side of West Tyne Drive and runs back between parallel lines 210 feet to a dead line in the rear.
>
> Being the same property conveyed to Nancy G. Vantrease, unmarried, by deed from Leslie Vantrease, III, Steven Vantrease and H. Tom Kittrell, Jr., Executor of the Estate of Phillip D. Moss, Jr., of record in Book 10045, page 760, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2005 property taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Any and all visible easements on and across subject property.
6. Subject to any and all building and zoning regulations of City, County and State.

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 successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This improved property is known as: 119 West Tyne Drive, Nashville, TN 37205.

WITNESS MY HAND this 9th day of September, 2005, in Nashville, Tennessee.

NANCY G. VANTREASE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Nancy G. Vantrease, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9th day of September, 2005.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $310,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 9th day of September, 2005, in Nashville, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 12-19-05

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

17243.2005/ml
vantrease to Wilson & mcdermott.wd