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Davidson County DEEDWARR
Recvd: 09/15/05 16:19 3 pgs
Fees:18.00 Taxes:1110.00

20050915-0111238

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **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 $300,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2005. Notary Public My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Shawn T. Wilson and Kerry K. Wilson 127 West Brookfield Avenue Nashville, TN 37205	New Owner	130-09-0 021.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUZANNE MCCAMPBELL, married, AND BENNETTA JAMES, married,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SHAWN T. WILSON AND WIFE, KERRY K. WILSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "C" on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, page 62, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Brookfield Avenue, at the common corner of Lots Nos. 18 and 19; thence with the line between said lots, southwesterly 166.34 feet to a point, being the common corner of Lots 18, 19, 1 and 2; thence with the line between Lots Nos. 1 and 19, northwesterly 125 feet to the easterly margin of Cross Hill Road; thence with the margin of said Road northeasterly 146.88 feet to a point, the beginning of a curve at the intersection of said road and Brookfield Avenue; thence around said curve in a northeasterly direction 31.65 feet to a point in the southerly margin of Brookfield Avenue; thence with the margin of said Avenue, southeasterly 104.77 feet to the point of beginning.

Being the same property conveyed to Jesse D. Mallory and wife, Edna D. Mallory, by deed from Douglas B. Tune and wife, Anne B. Tune, of record in Book 1554, page 577, Register's Office for Davidson County, Tennessee. Edna D. Mallory subsequently conveyed all of her right, title and interest in and to the subject property to Jesse D. Mallory by Quitclaim Deed of record as Instrument No. 20001115-0113207, said Register's Office. Said Jesse D. Mallory having died on September 28, 2004 leaving a Last Will and Testament which was duly probated under Docket No. 04P-1790, Probate Court of Davidson County, Tennessee, devising all his right, title and interest in the property to Suzanne McCampbell and Bennetta James in equal shares.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee.

This is improved property known as 131 West Brookfield Avenue, Nashville, TN 37205.

The subject property is not the usual place of residence of the Grantors or their spouses.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 15th day of September, 2005.

Suzanne McCampbell

Bennetta James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUZANNE MCCAMPBELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BENNETTA JAMES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.