35-B-369

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/27/05 10:31 2 pgs
Fees:13.00 Taxes:1113.70

20050927-0115774

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **September, 2005** by and between **David R. Adelsperger** , herein after referred to as GRANTOR, and **Linda Wilson** , herein after referred to as 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 128 on the Plan of Section 2-A, Stone Creek Park, of record in Plat Book 9700, page 266 as amended in Plat Book 9700, page 669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Special Exceptions:

1) All matters appearing on the Plan of Section 2-A, Stone Creek Park, of record in Plat Book 9700, page 266 and amended in Plat Book 9700, page 669, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 10324, page 365 and Book 10953, page 804 and Instrument No. 200107190076875 and Instrument No. 200207220087705, Register's Office for Davidson County, Tennessee.

3) Homeowner's Association Charter of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.

4) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Adelsperger by Warranty Deed from Robert Hoppmann and wife, Lisa Hoppmann of record in Instrument No. 200301130005440, dated December 26, 2002, recorded January 13, 2003, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 6949 Stone Run Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

David R. Adelsperger by Susan Matlock A.I.F

David R. Adelsperger
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **22nd** day of **September, 2005** before me personally appeared Susan Matlock to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David R. Adelsperger, and acknowledged that he/she executed the same as the free act and deed of said David R. Adelsperger.

Witness my hand, at office, this **22nd** day of **September, 2005.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

Name and Address of Property Owner:
Linda Wilson
6949 Stone Run Drive, Nashville, TN 37211

Send Tax Statements to:
same

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$301,000.00** 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 **22nd** day of **September, 2005.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

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