WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/05 08:58 2 pgs
Fees:13.00 Taxes:480.63

20050929-0116900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Weldon H. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-7-08

(AFFIX SEAL)

MICHAEL B. WOMELDUFF ★ NOTARY PUBLIC AT LARGE ★ WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Weldon H. Brown & Louise B. Brown (NAME)	Same. (NAME)	172-8-0-A-20.00 CO
1600 Hunters Branch Road (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

Harold T. Wilson and wife Lynda S. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Weldon H. Brown and wife Louise B. Brown**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 20, on the plan of Hunters Branch, Section Two-A, as shown by plat of record in Plat Book 6250, page 819, and amended in Book 6815, Page 77 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold T. Wilson and wife, Lynda S. Wilson, by Warranty Deed from Jackson K. Foster and wife, Susan M. Foster, dated November 26, 2001, recorded December 4, 2001, of record in Instrument Number 200112040133501, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 6250, page 819, and amended at Book 6815, page 77, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record at Book 6601, page 7, and at Book 6815, page 77, in said register's office; to Charter of record at Book 8923, page 318, in said register's office; to Conveyance to Metro of record at Book 7893, page 407 and at Book 7893, page 324, in said register's office; and to the 2005 Davidson County property taxes, which are not yet due or payable and are being prorated.

This is unimproved ( )
improved (x) property, known as 1600 Hunters Branch Road (House Number/Street) Antioch TN (City/Town) (State) 37013 (Postal Code)

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 our hand this 28th day of September, 2005.

HAROLD T. WILSON

LYNDA S. WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MICHAEL B WOMELDUFF, a Notary Public in and for said County and State, the within named **Harold T. Wilson and wife Lynda S. Wilson** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, Tennessee,** this 28 **day of September, 2005.**

Notary Public

Commission Expires: 4-7-08

MICHAEL B. WOMELDUFF
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.