WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/05 10:44 2 pgs
Fees:13.00 Taxes:390.35
20051006-0120601

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $~~390.35~~ 5,500

Affiant

Subscribed and sworn to before me this 3 day of October, 20 05

Notary Public
My Commission expires: _____
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2418 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Tri-Star Homes, Inc.	SAME	095-02-0-073.00
330 Franklin Road, Ste 135A-236		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terry W. Wilson and Teresa Wilson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tri-Star Homes, Inc., a Tennessee Corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

~~**Being Lot No. 45 on the plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**~~

~~**Being the same property conveyed to Tri-Star Homes, Inc., by deed from Terry W. Wilson and Teresa Wilson, husband and wife, on October 3, 2005, of record in Instrument Number_____, Register's Office for Davidson County, Tennessee.**~~

*see attached exhibit A

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 87, Register's Office Davidson County, Tennessee.
- Affidavit and Memorandum of Agreement Concerning Real Estate of record in instrument Number 20050721-0084989, Register's Office for Davidson County, Tennessee.

This is improved property known as: **220 Theodore Road, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 3, 2005.

Terry W. Wilson
Terry W. Wilson

Teresa Wilson by Terry Wilson as Attorney-in-fact
Teresa Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry W. Wilson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 3, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Terry W. Wilson** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Teresa Wilson** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Teresa Wilson the bargainor(s), by the said Terry W. Wilson, as Attorney-in-Fact.

WITNESS my hand and seal, this 3 day of October, 2005.

My Commission Expires: 9-22-07

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being Lot No. 45 on the plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry W. Wilson and wife, Teresa Wilson, by deed from Michael G. Wilson and wife, Mary Beth Wilson, on May 26, 1998, of record in Book 10970, page 947, Register's Office for Davidson County, Tennessee.