PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/21/05 13:32 2 pgs
Fees:13.00 Taxes:229.40
20051021-0127399

W & I Ref:(db) Title No: 46745
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Minna Cook Gioia Jan Baker Pass P. O. Box 159136 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 105-2-502

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$62,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Frederick Wilson and wife, Sheronda N. Wilson, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto Minna Cook Gioia and Jan Baker Pass hereinafter called the **Grantee**, Grantee's heirs 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. 54 on the Plan of Section One-Hundred, Edgehill Estates, of record in Book 4860, Page 25 Register's Office for said County.

SAID Lot No. 54 fronts 51.5 feet on the southerly margin of 9th Avenue South now known as Southside Place and extends back between parallel lines 120.0 feet to a deadline.

BEING the same property conveyed to Frederick Wilson and wife, Sheronda N. Wilson by deed from Wilma Louise Corlew of record in Document No. 20050930-0117781, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860 Page 25, said Register's Office, which Plan shows a 30 foot minimum building setback line from 9th Avenue South, now known as Southside Place and a 10 foot easement for public utility and drainage purposes along the rear lines of said lot.

This is improved property, known as: 929 Southside Place, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of October, 2005.

Frederick Wilson

Sheronda N. Wilson

State of TENNESSEE

County of DAVIDSON

On this 20th day of October, 2005 , before me the undersigned authority, personally appeared Frederick Wilson and wife, Sheronda N. Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Affiant

Sworn and subscribed before me this the 20th day of October, 2005.

My Commission Expires

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007