Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/05 15:13 2 pgs
Fees:13.00 Taxes:122.10
20051104-0134195

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$33,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of November, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2218 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wilson Enterprises, Inc.	SAME	084-10-0-055.00
302 42nd Avenue North		
Nashville, TN 37209		

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, **Sandra McWilliams Grooms, Trustee of Trust A u/w of Cletus W. McWilliams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 288 on the plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, 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 Cletus W. McWilliams, of record in Will Book 174, page 45, Register's Office for Davidson County, Tennessee and referenced by Affidavit of Heirship of record in Instrument Number 20000814-0079991, Register's Office for Davidson County, Tennessee. The said Cletus W. McWilliams having since died leaving property to his spouse, Donna S. McWilliams by right of survivorship. And further conveyed to Sandra McWilliams Grooms, Trustee of Trust A, u/w of Cletus T. McWilliams by Quitclaim Deed from Donna S. McWilliams of record in Instrument Number 20051104-0134194 **, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 27 and 28, Register's Office Davidson County, Tennessee.

This is improved property known as: **2205 Weona Drive, 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 November 4, 2005.

Sandra McWilliams Grooms, Trustee of Trust A u/w of Cletus W. McWilliams

Sandra McWilliams Grooms

By: Sandra McWilliams Grooms, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of November, 2005, before me, appeared Sandra McWilliams Grooms to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Trustee of Trust A u/w of Cletus W. McWilliams and that the seal affixed to said instrument is the seal of said Trust, and that said instrument was signed and sealed in behalf of Trust (or association) by authority of its Members (or Trustees) and said Sandra Mcwilliams Grooms acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

