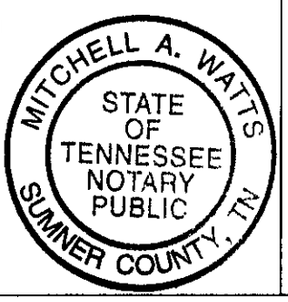
Davidson County DEEDWARR
Recvd: 11/08/05 14:48 2 pgs
Fees:13.00 Taxes:1404.52

20051108-0135490



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,600.00

Barrett B. Sutton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Barrett B. Sutton, Jr.	Countrywide Home Loans, Inc.	091-16-0
4609 Elkins Avenue	3011 Armory Drive Suite 120	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37204	PARCEL 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Nine Thousand Six Hundred Dollars and Zero Cents ($379,600.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James P. Wilson and wife, Kelly J. Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barrett B. Sutton, Jr., a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 2 on the Plan of Vogt Subdivision of record in Plat Book 6200, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to James P. Wilson and wife, Kelly J. Wilson, by deed dated January 2, 1992, from Bruce K. Jackson and wife, Carolyn Sue Ice, of record in Book 8523, page 644, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 4609 Elkins Avenue, Nashville, Tennessee 37209

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 hands this 4th day of November, 2005.

James P. Wilson

Kelly J. Wilson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James P. Wilson and Kelly J. 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 4th day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

