WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/05 15:49 2 pgs
Fees:13.00 Taxes:259.00
20051118-0139868

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of November, 2005

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wilson Enterprises, Inc.	SAME	091-11-0-324.00
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, **Mark A. Kelley and wife, Janice K. Kelley**, 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 Lots Nos. 1209 and 1211, in Block 189 of the Extension of Plan No. 1 of the West Nashville, a plan of which Extension is of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1209 and 1211 fronting together 50 feet on the north side of Georgia Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mark A. Kelley and wife, Janice K. Kelley, by deed from James C. Hosale and wife, Janet Hosale, on January 9, 1989, of record in Book 7752, page 382, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 173, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 57, page 173; and Book 2600, page 12; and Book 4395, page 720, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5304 Georgia Avenue, Nashville, TN 37209**

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 18, 2005.

Mark A. Kelley

Janice K. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark A. Kelley and wife, Janice K. Kelley** 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 November 18, 2005

My commission expires 9-22-07

Notary Public

