Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2005.

Notary Public
My commission expires: My Commission Expires JAN. 24, 2009

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/21/05 16:18 2 pgs
Fees:13.00 Taxes:416.25

20051121-0140707

15-0510-150554

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| James L. Wilson<br>1805 Marsden Avenue<br>Nashville TN 37216 | SAME | 072-12-0-158 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald L. Gabriel, married, and Thomas Ray Vick, Sr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James L. Wilson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 220, on the Plan of Section Two, Burchwood Gardens, of record in Book 2900, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter Charles Ballew and wife, Catherine T. Ballew by deed from Howard C. Young, Jr. and wife, Mary K. Young, dated July 8, 1971, of record in Book 4520, Page 936, Register's Office for Davidson County, Tennessee. Said Walter Charles Ballew having since died. Further being the same property conveyed to Ronald L. Gabriel and Thomas Ray Vick, Sr. by deed from Catherine L. Ballew, dated February 28, 2005, of record in Instrument No. 20050302-0022945, Register's Office for Davidson County, Tennessee.

This subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1805 Marsden Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 26th day of October, 2005.

Ronald L. Gabriel

Thomas Ray Vick, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald L. Gabriel and Thomas Ray Vick, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 26th day of October, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

