Davidson County DEEDWARR
Recvd: 12/05/05 13:43 2 pgs
Fees:13.00 Taxes:573.13
20051205-0145903

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eric D. Berglund
2936 Chapelwood Drive
Hermitage, TN 37076

MORTGAGEE
Tranex Financial, Inc.
24901 Northwestern Hwy. Suite 710
Southfield, MI 48075

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 086-14-0-B PARCEL 036.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David W. Wilson, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric D. Berglund and Katie E. Mellus, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 144 on the Plan of Fleetwood Subdivision, Phase One, as of record in Plat Book 6900, Page 465, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David W. Wilson, married by deed of record from Randall C. Forsha and wife, Kerri Forsha dated September 25, 2003 and recorded October 8, 2003 of record in Instrument No. 20031006-0147181, Register's Office, Davidson County, Tennessee.
Ashley W. Wilson, spouse of David W. Wilson herein joins in to convey any and all rights and interest she may have, if any.
This conveyance is subject to an Annexation of Property of Declaration of Covenants, Conditions and Restrictions of record in Book 7628, Page 6 and Book 7170, Page 987, Register's Office, Wilson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Plat Book 6900, Page 465, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **2936 Chapelwood Drive Hermitage, TN 37076.**

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 and assigns, forever; and we do covenant with the said Grantees 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 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.

David W. Wilson

Ashley W. Wilson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David W. Wilson and wife, Ashley W. Wilson the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $154,900.00.

AFFIANT

Subscribed and sworn to before me this 29th day of November, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07