FILE BOX 19B
05-12-022-J

Davidson County DEEDWARR
Recvd: 01/04/06 10:11 2 pgs
Fees:13.00 Taxes:943.50
20060104-0000960

STATE OF KENTUCKY
COUNTY OF FAYETTE
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA E. BURLEW NOTARY PUBLIC STATE AT LARGE, KY

My Commission Expires Feb. 8, 2006

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
Jack Case Wilson	"NEW OWNER"	061-15-0
~~3931 Gallatin Pike~~ 7100 Executive Centre Dr		GROUP
STE. 150 ~~Nashville TN 37216~~ Brentwood, TN 37027		PARCEL 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Fifty Five Thousand Dollars and Zero Cents ($255,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Consumer Credit Counseling Service of the Midwest, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jack Case Wilson, married, 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 the easterly part of Lot 18 on the Map of Maplewood Home Tract as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by Z.J. Wilkinson, Surveyor, dated August 12, 1960, as follows:

BEGINNING at an iron pin at the back edge of a sidewalk the southwest corner of McIver Street in Gallatin Pike, as now widened and located; thence with margin of Gallatin Pike, South 22 deg. West 99.82 feet to an iron pin at the corner of Lots Nos. 17 and 18; thence with the line between said lots along a fence and tree row, North 68 deg. 10 min West 176.0 feet to an iron pin in the fence, being the southeast corner of the land that was conveyed to W.H. Reeves, et ux, by deed of record in Book 1583, page 456, said Register's Office; thence along Reeves East line, North 22 deg. 20 min. East 94.42 feet to an iron pin, the South margin of McIver Street; thence with the margin of said Street, South 70 deg. 35 min. East 175.6 feet to the point of beginning.

BEING the same property conveyed to Consumer Credit Counseling (incorrectly spelled as "Counselling") Service of Middle Tennessee d/b/a the assumed corporate name Consumer Credit Counseling Service of Metropolitan Nashville, Inc., by deed dated September 16, 1996, from George F. Cranor and wife, Nancy Cranor, of record in Book 10194, page 296, Register's Office for Davidson County, Tennessee; the said Consumer Credit Counseling Service of Middle Tennessee, Inc., having since merged with and into Consumer Credit Counseling Service of the Midwest, Inc., an Ohio non-profit corporation, as evidenced by Articles of Merger of record as Instrument No. 20020311-0030212 in the 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 3931 Gallatin Pike, Nashville, Tennessee 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 Grantee, his/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 my hand this 30th day of December, 2005.

Consumer Credit Counseling Service of the Midwest, Inc.

By: _____

Johnny Cantrell
Vice President of Operations & Development

STATE OF Kentucky)
COUNTY OF Fayette)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnny Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Operations and Development of Consumer Credit Counseling Service of the Midwest, Inc., the within named bargainor, a corporation, and that he as such Vice President of Operations and Development, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President of Operations and Development.

Witness my hand and official seal this 30th day of December, 2005.

Commission expires: Feb. 8, 2006

Dana E. Burlew
Notary Public

DANA E. BURLEW NOTARY PUBLIC STATE AT LARGE, KY