THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/10/06 15:40 2 pg
Fees:13.00 Taxes:455.10

20060210-0016815

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Clara J King 2812 Johnson Pass Drive Antioch, TN 37013-1883	same as new owner	149-144

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ryan J Wilson and wife, Taryn Y Wilson, hereinafter called the Grantors, have, this day and date written below, bargained and sold, and by these presents do transfer and convey unto Clara J King, a single woman, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Oakwood Subdivision Section One Phase Six of record in Plat Book 7900 Page 419 and as corrected in Book 8705 Page 870, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan J Wilson and wife, Taryn Y Wilson from William J Vincent and wife, Deanna L Vincent by deed dated 07/27/00 of record in Instrument # 200008090079022, said Register's Office.

DEED REFERENCE:

This is improved property known as: 2812 Johnson Pass Drive; Antioch, TN 37013-1883

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, 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 1 day of February, 2006.

Seller

Seller:

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan J Wilson and Taryn Y Wilson with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 1st day of February, 2006

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 6.15.09

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me this day of February, 2006.

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 6.15.09