RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 02/13/06 15:41 2 pgs
Fees:13.00 Taxes:440.30

20060213-0017455

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44447

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th **day of February, 2006.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WILLIAM JOSEPH WILSON		**75-4-139**
521 St. Paul Drive	New Owner	**4D 65246**
Hermitage, TN 37076		

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. **I, NANCY ROGERS, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **WILLIAM JOSEPH WILSON, married**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 350 on the plan of Section Six, Tulip Grove, of record in Book 4460, page 19, Register's Office for said County.

Said Lot No. 350 fronts 93.79 feet on the easterly margin of St. Paul Drive and extends back 148.90 feet on the southerly line and 147.29 feet on the northerly line to a dead line in the rear, measuring 92.06 feet thereon.

Being the same property conveyed to Nancy Rogers by deed from Secretary of Housing and Urban Development, of record in Book 7573, page 308, Register's Office for Davidson County, Tennessee.

This is Improved property known as 521 St. Paul Drive, Hermitage, Tennessee 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.

WITNESS my hand this 9th day of February, 2006.

Nancy Rogers

NANCY ROGERS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NANCY ROGERS, Unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 3/25/06

