Prepared by:
~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,259.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of February, 2006

Notary Public

MY COMMISSION EXPIRES: 11/22/08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Wilson **1413 Mohawk Trail** **Madison, TN 37115**	New Owner	**053-14-0-044.00**

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,

M.R. Stokes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George C. Wilson and wife, Geraldine Wilson

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. 20, on the Map of Nawakwa Hills, Pow Wow Addition, Section One, as shown on plat of record in Plat Book 843, page 79 (previously erroneously referred to as Page 745), in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to M.R. Stokes, by Warranty Deed from John R. Minassian and wife, Elaine Biggs Minassian, dated 8-15-03 and recorded 9-9-03 in Instrument No. 20030909-0131452, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 843, page 79, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1413 Mohawk Trail, Madison, TN 37115**
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 our hands this 10th day of February, 2006.

M. R. Stokes By Bettye Pedigo, Attorney-In-Fact

M.R. Stokes byBettye Pedigo, Attorney In Fact of record in Instrument No. X

X20060216-0018965

Davidson County DEEDWARR
Recvd: 02/16/06 13:31 2 pgs
Fees:13.00 Taxes:433.86

20060216-0018966

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 M.R. Stokes 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 at Brentwood, Tennessee, this 10th day of February, 2006.

Commission Expires: 11-25-07 Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 10th day of February, 2005, before me personally appeared Betty Pedigo to me known to be the person who executed the foregoing instrument in behalf of M.R. Stokes as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said M.R. Stokes.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of February, 2006.

Commission Expires: 11-25-07 Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.