WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/06 13:09 2 pgs
Fees:13.00 Taxes:166.50
20060314-0029263

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

Daphne M. Dair
Affiant

Subscribed and sworn to before me this 13 day of March, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James T. Park	Cumberland Bank	94-01-0-149.00
303 Riverrchase Blvd.	5120 Maryland Way	
Madison, TN 37115	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha Wilson and husband, Hal Wilson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James T. Park and Robin L. Crook-Park, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of J.B. Haynies Central Park Plan, of record in Plat Book 161, page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the southerly side of Lenore Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to Wilson Enterprises, Inc, by deed from Robert H. Herrman, on June 14, 2005, of record in Instrument Number 20050615-0068219, Register's Office for Davidson County, Tennessee. And further conveyed to Martha Wilson and husband, Hal Wilson by Quitclaim Deed from Wilson Enterprises, Inc. of record in Instrument Number 20051230-0156870, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 116, Register's Office Davidson County, Tennessee.

This is improved property known as: **1012 Lenore Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 13, 2006.

Martha Wilson

Hal Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha Wilson and husband, Hal Wilson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 13, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY