WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/06 15:47 2 pgs
Fees:13.00 Taxes:259.00
20060412-0042260

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of April, 2006.

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

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Wilson Enterprises, Inc.	SAME	092-13-0-175.00
304 42nd Avenue North		
Nashville, TN 37209	,	

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, **Emma Guthrie**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilson Enterprises, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emma Guthrie, by deed from Robert H. Herrman and D. Wayne Vantrease, as tenants in common, on April 17, 1990, of record in Book 8094, page 164, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 160, Register's Office Davidson County, Tennessee.

This is improved property known as: **3315 Park Avenue, Nashville, TN 37209**

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 April 12, 2006.

Emma Guthrie
Emma Guthrie
By Hester E. Edwards Rodgers
as attorney infact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hester E. Eubanks Rogers with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Emma Guthrie the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Emma Guthrie the bargainor(s), by the said Hester E. Eubanks Rogers, as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of April, 2006.

NOTARY PUBLIC My Commission Expires: 9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY