Davidson County DEEDWARR
Recvd: 06/06/06 13:47 2 pgs
Fees:13.00 Taxes:296.00

20060606-0066913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Daniel R. Zumwalt
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Daniel R. Zumwalt, unmarried
420 East Due West Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
52-9-79

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerald C. Wilson, and Wife, Nyla J. Wilson** hereinafter referred to as Grantors, hereby transfers and conveys to **Daniel R. Zumwalt, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 3, on the Final Plat of the Resubdivision of Lot No. 2 and Lot No. 3 on the Plan of Montague Park Subdivision, of record in Instrument No. 20040528-0063053, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made.

Being the same property conveyed to Gerald C. Wilson, and Wife, Nyla J. Wilson, as tenants by the entirety, by Warranty Deed from Carolyn Cordell (widow), of record in Book 10629, Page 947, Register's Office for Davidson County, Tennessee, October 1, 1997, said property was further conveyed to L.E. Castleman, Trustee, by Quitclaim Deed from Gerald C. Wilson, and Wife, Nyla J. Wilson to create equal joint tenants in common with full right of survivorship, and further conveyed to Gerald C. Wilson, Nyla J. Wilson and Raymond Jeffrey Wilson, as equal joint tenants in common with full right of survivorship, by L.E. Castleman, Trustee, of record in Book 11317, Page 845, Register's Office for Davidson County, Tennessee, dated January 29, 1999, a portion of said property was further conveyed to B & T Building Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from to Gerald C. Wilson, Nyla J. Wilson and Raymond Jeffrey Wilson, of record in Instrument No. 20031201-0172506, Register's Office for Davidson County, Tennessee, dated November 24, 2003, remaining property was further conveyed to Gerald C. Wilson, and Wife, Nyla J. Wilson by Quitclaim Deed

from Raymond Jeffrey Wilson of record in Instrument No. 20060306-0025731, Register's Office for Davidson County, Tennessee, dated March 1, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040528-0063053, Register's Office for Davidson County, Tennessee.

Metro Sewer Easement of record in Book 5226, Page 1, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 420 East Due West Avenue, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 26th day of May, 2006.

Gerald C. Wilson

Nyla J. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gerald C. Wilson and Nyla J. Wilson, 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 this 26th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09