# WARRANTY DEED

BOX 13
# 11853

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,050.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: **July 19, 2008** 72509
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **CHARLES EARL WILKERSON** | People Home Equity, Inc ~~AMSOUTH BANK~~ | **91-6-170** |
| (NAME) **1111 57TH AVENUE NORTH** | (NAME) 12 Music Circle South ~~P.O. BOX 57046~~ | |
| (ADDRESS) **NASHVILLE, TN 37209** | (ADDRESS) Nashville, TN, 37203 ~~IRVINE, CA 92619-7046~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **BETHEL WOOD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES EARL WILKERSON** (Earl misspelled), 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. 7 on the Map of West Park Addition No. 2 of record in Book 2330, Page 63, Register's Office for said County.

SAID Lot No. 7 fronts 52 feet on the easterly side of 57th Avenue North and runs back 171.2 feet on the north line and 183 feet on the South line to a dead line measuring 54 feet.

BEING the same property conveyed to Bethel Wood by deed from James E. Daniels and wife, Annie D. Daniels of record in Instrument No. 20051025-0128830 Dated October 7, 2005 and Recorded October 25, 2005, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1111 57TH AVENUE NORTH, NASHVILLE, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30 **day of** June, **2006.**

Bethel E. Wood
**BETHEL WOOD**

This property has never been used as the Grantors primary residence.

Davidson County DEEDWARR
Recvd: 07/06/06 10:44 2 pgs
Fees:13.00 Taxes:362.79

20060706-0080753

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **BETHEL WOOD** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11 **day of** _____, **2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 19, 2008

**JUSTIN TATUM** **Notary Public**