WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/06 12:13 1 pge
Fees:13.00 Taxes:379.25
20060815-0100310

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$245,000.00~~ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~ 6/15/09
(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
Paul H. Balch	Worthington Mortgage Group Inc	**91-5-8**
(NAME)	(NAME)	
6393 Frisco Avenue	4040 Balmoral Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Huntsville AL 35801	
(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, **Robert Dale Wilkerson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul H. Balch**, 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. 5, West Nashville Annex Resubdivision, and being more particularly described as follows: Fronting 50 feet on Frisco Avenue and running back between parallel lines 108 feet to an alley located at the rear of the property.

BEING the same property conveyed to Robert Dale Wilkerson by deed from Citifinancial Mortgage Company, Inc., of record in Instrument No. 20060511-0055293, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **6393 Frisco Avenue, 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 **10th day of August, 2006**.

Robert Dale Wilkerson

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Robert Dale Wilkerson** with whom I am personally acquainted, and who, upon oath, acknowledged himself to the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville, Tennessee** this **10th day of August, 2006**

Commission expires: **July 19, 2008**

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

Justin Tatum Notary Public